Kenai Peninsula Borough

144 North Binkley Street
Soldotna, AK 99669

Meeting Agenda

Plat Committee

Monday, April 13, 2026 **6:30 PM** **Betty J. Glick Assembly Chambers**

Zoom Meeting ID: 907 714 2200

ZOOM MEETING DETAILS
Zoom Meeting Link: https://us06web.zoom.us/j/9077142200
Zoom Toll Free Phone Numbers: 888-788-0099 or 877-853-5247
Zoom Meeting ID: 907 714 2200
Remote participation will be available through Zoom, or other audio or video means, wherever technically feasible.

The hearing procedure for the Plat Committee public hearings are as follows:

1) Staff will present a report on the item.

2) The Chair will ask for petitioner's presentation given by Petitioner(s) / Applicant (s) or their representative – 10 minutes

3) Public testimony on the issue. – 5 minutes per person

4) After testimony is completed, the Planning Commission may follow with questions. A person may only testify once on an issue unless questioned by the Planning Commission.

5) Staff may respond to any testimony given and the Commission may ask staff questions.

6) Rebuttal by the Petitioner(s) / Applicant(s) to rebut evidence or provide clarification but should not present new testimony or evidence.

7) The Chair closes the hearing and no further public comment will be heard.

8) The Chair entertains a motion and the Commission deliberates and makes a decision.

All those wishing to testify must wait for recognition by the Chair. Each person that testifies must write his or her name and mailing address on the sign-in sheet located by the microphone provided for public comment. They must begin by stating their name and address for the record at the microphone. All questions will be directed to the Chair. Testimony must be kept to the subject at hand and shall not deal with personalities. Decorum must be maintained at all times and all testifiers shall be treated with respect.

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF AGENDA, EXCUSED ABSENCES, AND MINUTES

All items marked with an asterisk (*) are consent agenda items. Consent agenda items are considered routine and noncontroversial by the Plat Committee and may be approved by one motion. There will be no separate discussion of consent agenda items unless a Planning Commissioner removes the item from the consent agenda. The removed item will then be considered in its normal sequence on the regular agenda. If you wish to comment on a consent agenda item, please advise the recording secretary before the meeting begins, and she will inform the Chair of your wish to comment.

1. Agenda

2. Member / Alternate Excused Absences

3. Minutes

KPB-7574 March 16, 2026 Plat Committee Meeting Minutes

Attachments: C3. 031626 Plat Minutes

4. Grouped Plats

KPB-7575 4-13-26 Grouped Plats Staff Report

Attachments: C4. 041326 Grouped Plats Staff Report

D. OLD BUSINESS - None

E. NEW BUSINESS

1. KPB-7576 Alaska State Land Survey No. 2021-11; KPB File 2026-024
DOWL / State of Alaska
Location: Remote
Homer Area

Attachments: E1. AK State Land Survey No. 2021-11_Packet
PHN_AK State Land Survey 2021-11

2. KPB-7577 South Bend Bluff 2026 Addition; KPB File 2026-013 (Postponed)
Edge Survey & Design / Wood, Best Realty LLC
Location: Ciechanski Road & August National Road
Kalifornsky Area

Attachments: E2. South Bend Bluff 2026 Addn_Desk Packet
E2. South Bend Bluff 2026 Addn_Packet
PHN_South Bend Bluff 2026 Addn

3. KPB-7578 Tutl'uh Subdivision 2026 Replat; KPB File 2025-116
McLane Consulting Group / Gwartney
Location: Hope Hwy, Second Street & Wagon Trail Road
Hope Area / Hope-Sunrise APC

Attachments: E3. Tutl'uh Sub 2026 Replat_Packet
PHN_Tutluh Sub 2026 Replat

4. KPB-7579 Whistlebait Estates Addition No. 3; KPB File 2026-023
Vector Surveying LLC Magnitude & Directions / Whistlebait LLC
Location: Jacobsen Avenue, Valley View Road & Desmidt Avenue
Sterling Area

Attachments: E4. Whistlebait Estates Addn No. 3_Packet
PHN_Whistlebait Estates Addn No 3

5. KPB-7580 Clark's Point of View CHCH ROW Vacation Plat; KPB File 2023-061
Peninsula Surveying / Caribou Hills Cabin Hoppers
Location: Oil Well Road, Steik Avenue & Prosser Street
Ninilchik Area

Attachments: E5. Clark's Point of View CHCH ROWV Plat_Packet
PHN_Clarks Point of View CHCH ROWV

6. KPB-7581 Bayview Gardens Borgman 2025; KPB File 2026-022 (Withdrawn)
Mullikin Surveys / Diane Marie Borgman Living Trust
Location: Spruce Circle
City of Homer

Attachments: E6. Bayview Gardens Borgman 2025_Packet
PHN_Bayview Gardens Borgman 2025

7. KPB-7582 Blessing Estates; KPB File 2025-072R1
Mullikin Surveys / Roderick
Location: North Fork Road & Incline Street
Anchor Point Area

Attachments: E7. Blessings Estates_Packet
E7. Blessings Estates_Desk Packet
PHN_Blessing Estates

8. KPB-7583 Pioneer Vistas Unit No. 6 Young Sub; KPB File 2025-135 (Postponed)
Mullikin Surveys / Young, Martin-Young
Location: Herndon Drive & Svedlund Street
City of Homer

Attachments: E8. Pioneer Vistas Unit No. 6 Young Sub_Packet
PHN_Pioneer Vistas Unit No 6 Young Replat

F. PUBLIC COMMENT

(Items other than those appearing on the agenda or scheduled for public hearing. Limited to five minutes per speaker unless previous arrangements are made)

G. ADJOURNMENT

MISCELLANEOUS INFORMATIONAL ITEMS

NEXT REGULARLY SCHEDULED PLAT COMMITTEE MEETING

The next regularly scheduled Plat Committee meeting will be held Monday, April 27, 2026 in the Betty J. Glick Assembly Chambers of the Kenai Peninsula Borough George A. Navarre Administration Building, 144 North Binkley Street, Soldotna, Alaska at 6:30 p.m.

KENAI PENINSULA BOROUGH PLANNING DEPARTMENT

Phone: 907-714-2215
Phone: toll free within the Borough 1-800-478-4441, extension 2215
e-mail address: planning@kpb.us
website:https://www.kpb.us/local-governance-and-permitting/leadership-governance/planning-commission/planning-commission-overview

Written comments will be accepted until 1:00 p.m. on the last business day (usually a Friday) before the day of the Plat Committee meeting in which the item is being heard. If voluminous information and materials are submitted staff may request seven copies be submitted. Maps, graphics, photographs, and typewritten information that is submitted at the meeting must be limited to 10 pages. Seven copies should be given to the recording secretary to provide the information to each Committee member. If using large format visual aids (i.e. poster, large-scale maps, etc.) please provide a small copy (8 ½ x 11) or digital file for the recording secretary. Audio, videos, and movies are not allowed as testimony. If testimony is given by reading a prepared statement, please provide a copy of that statement to the recording secretary.

An interested party may request that the Planning Commission review a decision of the Plat Committee by filing a written request within 10 days of the written notice of decision in accordance with KPB 2.40.080.

C. CONSENT AGENDA

***3. Minutes**

a. March 16, 2026 Plat Committee Meeting Minutes

Kenai Peninsula Borough
Plat Committee

Betty J. Glick Assembly Chambers, Kenai Peninsula Borough George A. Navarre Administration Building

MARCH 16, 2026
6:30 PM
UNAPPROVED MINUTES

A. CALL TO ORDER

Commissioner Gillham called the meeting to order at 6:30 p.m.

B. ROLL CALL

Plat Committee Members/Alternates
Jeffery Epperheimer, Nikiski District
Pamela Gillham, Kalifornsky/Kasilof District
Virginia Morgan, Cooper Landing/Hope/Eastern Peninsula District
Franco Venuti, City of Homer
Paul Whitney, City of Soldotna

Staff Present
Robert Ruffner, Planning Director
Vince Piagentini, Platting Manager
Britney Hoffert, LMD Technician
Ann Shirnberg, Planning Administrative Assistant

With 5 members in attendance, a quorum was present.

C. APPROVAL OF AGENDA, EXCUSED ABSENCES, AND MINUTES

*3. Minutes
a. February 23, 2026 Plat Committee Meeting Minutes

*4. Grouped Plats: The plats placed on the consent agenda are considered simple or non-controversial. They are generally lot splits, lot line adjustment, no exceptions or ones that received no public comments. The grouped plats on the consent agenda are as follows:

E2. Green Acres Hill Addition
E3. North Fork Acres 2026 Carrico Gibson Replat
E6. Raw Birch 2025 Replat

Commissioner Gillham asked if anyone from the public wished to speak to any of the items under the consent agenda. Hearing no one wishing to comment discussion was opened among the commission.

MOTION: Commissioner Whitney moved, seconded by Commissioner Epperheimer to approve the agenda, the minutes from the February 23, 2026 Plat Committee meeting and grouped plats based on staff recommendations and compliance to borough code, adopting and incorporating by reference the staff reports and staff recommendations.

Seeing and hearing no objection or discussion, the motion was carried by the following vote:
MOTION PASSED BY UNANIMOUS VOTE

Yes - 5	Epperheimer, Gillham, Morgan, Whitney, Venuti

UNAPPROVED

E. NEW BUSINESS

ITEM #1 - PRELIMINARY PLAT
FOURTH OF JULY CREEK SUBDIVISION SEWARD MARINE INDUSTRIAL CENTER SPRING CREEK REPLAT

KPB File No.	2025-029
Plat Committee Meeting:	March 16, 2026
Applicant / Owner:	City of Seward
Surveyor:	Stacy Wessel / AK Lands, Land Surveying LLC
General Location:	City of Seward - East Side of Resurrection Bay / City of Seward

Parent Parcel No.:	145-340-40
Legal Description:	T 1S R 1E SEC 13 & 18 SEWARD MERIDIAN SW 0970027 FOURTH OF JULY CREEK SUB SEWARD MARINE INDUSTRIAL CENTER THAT PTN OF BLK 10 EXCLUDING LOTS 1 & 2
Assessing Use:	Commercial
Zoning:	Industrial
Water / Wastewater	City
Exception Request	20.30.030(A) – Proposed Street Layout Requirements 20.30.210 – Lots Access to Street 20.30.170 – Block Length Requirements

Staff report given by Platting Manager Vince Piagentini.

Commissioner Gillham opened the item for public comment. Seeing and hearing no one wishing to comment, public comment was closed and discussion was opened among the committee.

MAIN MOTION: Commissioner Epperheimer moved, seconded by Commissioner Morgan to grant preliminary approval to Fourth of July Creek Subdivision Seward Marine Industrial Center Spring Creek Replat based on compliance to borough code and adopting and incorporating by reference the staff report and staff recommendations.

EXCEPTION REQUEST A: Commissioner Epperheimer moved, seconded by Commissioner Morgan to grant the exception to KPB 20.30.030(A) - Proposed Street Layout Requirements and KPB 20.30.210 - Lots Access to Street, citing findings 1 & 2 in support of standard one, findings 3 & 4 in support of standard two and findings 5-7 & 9 in support of standard three.

Seeing and hearing no objection or discussion, the motion was carried by the following vote:
EXCEPTION REQUEST A MOTION PASSED BY UNANIMOUS VOTE

Yes - 5	Epperheimer, Gillham, Morgan, Venuti, Whitney

EXCEPTION REQUEST B: Commissioner Epperheimer moved, seconded by Commissioner Morgan to grant the exception to KPB 20.30.170 - Block Length Requirements, citing findings 1 & 2 in support of standards one, findings 3 & 4 in support of standard two and findings 5 & 6 in support of standard three.

Seeing and hearing no objection or discussion, the motion was carried by the following vote:
EXCEPTION REQUEST B MOTION PASSED BY UNANIMOUS VOTE

Yes - 5	Epperheimer, Gillham, Morgan, Venuti, Whitney

Seeing and hearing no objection or discussion, the main motion was carried by the following vote:
MAIN MOTION PASSED AS AMENDED BY UNANIMOUS VOTE

Yes - 5	Epperheimer, Gillham, Morgan, Venuti, Whitney

UNAPPROVED

ITEM #2 - PRELIMINARY PLAT
GREEN ACRES HILL ADDITION

KPB File No.	2026-019
Plat Committee Meeting:	March 16, 2026
Applicant / Owner:	Stephen M. Hill
Surveyor:	Jason Young, Edge Survey and Design, LLC
General Location:	Alamo Avenue & Odgers Avenue off Feuding Lane / Sterling Area

Parent Parcel No.:	065-500-58
Legal Description:	T 5N R 8W SEC 23 SEWARD MERIDIAN KN 0970079 GREEN ACRES GANGLOFF REPLAT TRACT A
Assessing Use:	Residential Dwelling
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite
Exception Request	None Requested

APPROVED UNDER THE CONSENT AGENDA

ITEM #3 - PRELIMINARY PLAT
NORTH FORK ACRES 2026 CARRICO-GIBSON REPLAT

KPB File No.	2025-182
Plat Committee Meeting:	March 16, 2026
Applicant / Owner:	Richard W. Gibson II & Ruth Sharon Carrico
Surveyor:	Katie Kirsis, Seabright Survey & Design, LLC
General Location:	North Fork Road and Pioneer Road, Handcart Road and Rickard Street, Anchor Point Area

Parent Parcel No.:	165-310-13
Legal Description:	T 4S R 14W SEC 27 SEWARD MERIDIAN HM 0740486 NORTH FORK ACRES SUB NO 3 TRACT 4
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite Water
Exception Request	None Requested

APPROVED UNDER THE CONSENT AGENDA

ITEM #4 - PRELIMINARY PLAT
FRITZ CREEK ACRES SUB NO. 2 2026 REPLAT

KPB File No.	2026-015
Plat Committee Meeting:	March 16, 2026
Applicant / Owner:	Cass M. Crandall & John P. Crandall
Surveyor:	Katie Kirsis, Seabright Survey + Design
General Location:	East End Rd, Alathea St., Spyglass St & Scot St / Fritz Creek Area

Parent Parcel No.:	172-200-37
Legal Description:	T 5S R 12W SEC 28 SEWARD MERIDIAN HM 0880032 FRITZ CREEK ACRES SUB NO 2 LOT 2 BLK 2
Assessing Use:	Residential Dwellings
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite
Exception Request	None Requested

Staff report given by Platting Manager Vince Piagentini. Upon review of the submittal staff determined there was insufficient information to proceed and recommended postponement. Public notice was sent out so he recommended public comment be opened. No action was required on this item.

UNAPPROVED

Commissioner Gillham opened the item for public comment. Seeing and hearing no one wishing to comment, public comment was closed.

ITEM #5 - PRELIMINARY PLAT
MID RIVER ESTATES SUBDIVISION 2026 ADDITION

KPB File No.	2026-014
Plat Committee Meeting:	March 16, 2026
Applicant / Owner:	John Malkowski
Surveyor:	Andrew Hamilton / McLane Consulting Inc.
General Location:	Mid River Ave & Sara St / Funny River Area

Parent Parcel No.:	066-280-60
Legal Description:	T 5N R 8W SEC 18 SEWARD MERIDIAN KN 2014015 MID RIVER ESTATES SUB PART THREE LOT 3A BLOCK 3
Assessing Use:	Residential
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite / Onsite
Exception Request	20.30.190(A) – Lot Dimensions 3:1

Staff report given by Platting Manager Vince Piagentini.

Commissioner Gillham opened the item for public comment. Seeing and hearing no one wishing to comment, public comment was closed and discussion was opened among the committee.

MAIN MOTION: Commissioner Epperheimer moved, seconded by Commissioner Whitney to grant preliminary approval to Mid River Estates Subdivision 2026 Addition based on compliance to borough code and adopting and incorporating by reference the staff report and staff recommendations.

EXCEPTION REQUEST: Commissioner Epperheimer moved, seconded by Commissioner Whitney to grant the exception to KPB 20.30.190(A) – Lot Dimension 3:1, citing findings 1, 3, 4 & 8 in support of standard one, findings 1 & 5 in support of standard two and findings 1, 5 & 7 in support of standard three.

Seeing and hearing no objection or discussion, the motion was carried by the following vote:
EXCEPTION REQUEST MOTION PASSED BY UNANIMOUS VOTE

Yes - 5	Epperheimer, Gillham, Morgan, Venuti, Whitney

Seeing and hearing no objection or discussion, the main motion was carried by the following vote:
MAIN MOTION PASSED AS AMENDED BY UNANIMOUS VOTE

Yes - 5	Epperheimer, Gillham, Morgan, Venuti, Whitney

ITEM #6 - PRELIMINARY PLAT
RAW BIRCH 2025 REPLAT

KPB File No.	2026-011
Plat Committee Meeting:	March 16, 2026
Applicant / Owner:	Raw Birch LLC
Surveyor:	Andrew Hamilton, McLane Consulting Inc.
General Location:	E Pioneer Avenue / City of Homer

Parent Parcel No.:	177-060-11 & 177-060-12
Legal Description:	177-060-11: T 6S R 13W SEC 20 Seward Meridian HM BEGIN AT E1/16 CORNER OF SEC SEC 17 & 20 TH N 0 DEG 19'W 77.2 FT TO SOUTH ROW LINE OF HOMER EAST RD TH S71 DEG 12' W ALONG ROW 314.6 FT TO POB TH S73 DEG 48'W 130 FT TH S 68 DEG 30'W 127 FT TH S8 DEG 43'E 316.2 FT TH N 80 DEG 29'E 200 FT TH N 0 DEG 21'W 36 2.3 FT TO POB EXCL DOT ROW

UNAPPROVED

	177-060-12: T 6S R 13W SEC 20 Seward Meridian HM BEGIN AT E1/16 CORNER OF SEC SEC 17 & 20 TH N0 DEG 19'W 77.2 FT TO SOUTH ROW LINE OF HOMER EAST RD TH S71 DEG 12' W ALONG ROW 204.6 FT TO POB TH S71 DEG 12'W 110 FT TH S 0 DEG 21' W 362.3 FT TH N 80 DEG 29'E 110 FT TH N 0 DEG 19'W 379.6 FT TO POB
Assessing Use:	177-060-11: Residential Improved Land 177-060-12: Residential Vacant
Zoning:	City of Homer Central Business District
Water / Wastewater	City
Exception Request	None Requested

APPROVED UNDER THE CONSENT AGENDA

ITEM #7 - PRELIMINARY PLAT
POOLSIDE ESTATES 2026 ADDITION

KPB File No.	2026-016
Plat Committee Meeting:	March 16, 2026
Applicant / Owner:	Poolside Estates, LLC
Surveyor:	Andrew Hamilton / McLane Consulting, Inc.
General Location:	Poolside Ave / Nikiski APC

Parent Parcel No.:	014-03-019
Legal Description:	T 7N R 12W SEC 16 SEWARD MERIDIAN KN 2001012 POOLSIDE ESTATES TRACT A
Assessing Use:	Vacant
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite
Exception Request	20.30.190(A) – Lot Dimension 3:1 for Lots 7 & 8 20.30.280(A) – Floodplain Requirements

Staff report given by Platting Manager Vince Piagentini.

Commissioner Gillham opened the item for public comment. Seeing and hearing no one wishing to comment, public comment was closed and discussion was opened among the committee.

MAIN MOTION: Commissioner Epperheimer moved, seconded by Commissioner Whitney to grant preliminary approval to Poolside Estates 2026 Addition based on compliance to borough code and adopting and incorporating by reference the staff report and staff recommendations.

EXCEPTION REQUEST A: Commissioner Epperheimer moved, seconded by Commissioner Whitney to grant the exception to KPB 20.30.190(A) Lots – Dimensions 3:1 for lots 7 & 8, citing findings 1, 2, 3, 5 & 7 in support of standard one, finding 6 in support of standard two and finding 8 in support of standard three.

Seeing and hearing no objection or discussion, the motion was carried by the following vote:
EXCEPTION REQUEST A MOTION PASSED BY UNANIMOUS VOTE

Yes - 5	Epperheimer, Gillham, Morgan, Venuti, Whitney

EXCEPTION REQUEST B: Commissioner Epperheimer moved, seconded by Commissioner Whitney to grant the exception to KPB 20.30.280(A) Floodplain Requirements, citing findings 1, 2, 6 & 7 in support of standards one, findings 3, 4, 6 & 7 in support of standard two and findings 7 & 9 in support of standard three.

Seeing and hearing no objection or discussion, the motion was carried by the following vote:
EXCEPTION REQUEST B MOTION PASSED BY UNANIMOUS VOTE

Yes - 5	Epperheimer, Gillham, Morgan, Venuti, Whitney

Seeing and hearing no objection or discussion, the main motion was carried by the following vote:
MAIN MOTION PASSED AS AMENDED BY UNANIMOUS VOTE

Yes - 5	Epperheimer, Gillham, Morgan, Venuti, Whitney

UNAPPROVED

ITEM #8- PRELIMINARY PLAT
VEAL SUBDIVISION 2026 ADDITION

KPB File No.	2026-009
Plat Committee Meeting:	February 23, 2026
Applicant / Owner:	Tim S. & Naomi L. Veal
Surveyor:	Andrew Hamilton / McLane Consulting, Inc.
General Location:	Autumn Road, Robert Walker Avenue, and Miller Loop Road, Nikiski

Parent Parcel No.:	015-150-14 & 015-150-15
Legal Description:	015-150-14: T 7N R 12W SEC 25 SM KN THAT PORTION OF THE SW1/4 LYING WEST OF MILLER LOOP RD 015-150-15: T 7N R 12W SEC 26 SM KN E1/2 SE1/4
Assessing Use:	Residential Vacant
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite
Exception Request	KPB 20.30.030 Proposed Street Layout; KPB 20.30.170 Blocks Length Requirements; KPB 20.30.190 (A) 3:1 Lot Dimensions

Staff report given by Platting Manager Vince Piagentini.

Commissioner Gillham opened the item for public comment.

- Tim Veal, Petitioner: Mr. Veal stated he did not agree with the staff recommendation to dedicate 45 feet instead for Autumn Road. He only wants to do the standard 30 foot dedication.

Seeing and hearing no one else wishing to comment, public comment was closed and discussion was opened among the committee.

MAIN MOTION: Commissioner Epperheimer moved, seconded by Commission Venuti to grant preliminary approval to Veal Subdivision 2026 Addition based on compliance to borough code and adopting and incorporating by reference the staff report and staff recommendations.

EXCEPTION REQUEST A: Commissioner Epperheimer moved, seconded by Commission Venuti to grant the exception to KPB 20.30.030(A) – Proposed Street Layout Requirements citing findings 1-3 in support of standard one, findings 1, 3, 5 & 6 in support of standard two and findings 3 & 5 in support of standard three.

Seeing and hearing no objection or discussion, the motion was carried by the following vote:
EXCEPTION REQUEST A MOTION PASSED BY UNANIMOUS VOTE

Yes - 5	Epperheimer, Gillham, Morgan, Venuti, Whitney

EXCEPTION REQUEST B: Commissioner Epperheimer moved, seconded by Commission Venuti to grant the exception to KPB 20.30.170 – Block Length Requirements, citing findings 4-6, 8 & 10 in support of standard one, findings 4-6 in support of standard two and findings 1-3 in support of standard three.

Seeing and hearing no objection or discussion, the motion was carried by the following vote:
EXCEPTION REQUEST B MOTION PASSED BY UNANIMOUS VOTE

Yes - 5	Epperheimer, Gillham, Morgan, Venuti, Whitney

EXCEPTION REQUEST C: Commissioner Epperheimer moved, seconded by Commission Venuti to grant the exception to KPB 20.30.190(A) – 3:1 Lot Dimensions, citing findings 1-5 in support of standard one, findings 2-5 in support of standard two and findings 1-5 & 7 in support of standard three.

Seeing and hearing no objection or discussion, the motion was carried by the following vote:
EXCEPTION REQUEST C MOTION PASSED BY UNANIMOUS VOTE

Yes - 5	Epperheimer, Gillham, Morgan, Venuti, Whitney

UNAPPROVED

AMENDMENT MOTION: Commissioner Epperheimer moved, seconded by Commissioner Whitney to require the standard 30' dedication for Autumn Road.

Seeing and hearing no objection or discussion, the motion was carried by the following vote:
AMENDMENT MOTION PASSED BY UNANIMOUS VOTE

Yes - 5	Epperheimer, Gillham, Morgan, Venuti, Whitney

Seeing and hearing no objection or discussion, the main motion was carried by the following vote:
MAIN MOTION PASSED AS AMENDED BY UNANIMOUS VOTE

Yes - 5	Epperheimer, Gillham, Morgan, Venuti, Whitney

G. ADJOURNMENT

Commissioner Epperheimer moved to adjourn the meeting at 7:20 P.M.

Ann E. Shirnberg
Administrative Assistant

UNAPPROVED

C. CONSENT AGENDA

***4. Grouped Plats**

04/13/26 Grouped Plats Staff Report

Jeremy Brantley, Chair
Sterling/Funny River
Term Expires 2027

Pamela Gillham, Vice Chair
Kalifornsky / Kasilof District
Term Expires 2026

Virginia Morgan
Cooper Landing / Hope
Eastern Peninsula District
Term Expires 2028

Diane Fikes
City of Kenai
Term Expires 2028

Paul Whitney
City of Soldotna
Term Expires 2027

Franco Venuti
City of Homer
Term Expires 2027

Vacant
City of Seward
Term Expires 2026

Jeffrey Epperheimer
Nikiski District
Term Expires 2026

Dawson Slaughter
South Peninsula District
Term Expires 2028

Staff has grouped the following plats located under ***AGENDA ITEM C4 – Grouped Plats (AGENDA ITEM F - FINAL PLATS WILL NEED SEPARATE REVIEW).*** They are grouped as:

A. The plats placed on the consent agenda are considered simple or non-controversial. They are generally lot splits, lot line adjustment, no exceptions or ones that received no public comments. The group plats on the consent agenda are as follows – 3 Plats

E2. South Bend Bluff 2026 Addition; KPB File 2026-013
E3. Tutl'uh Subdivision 2026 Replat; KPB File 2025-116
E5. Clark's Point of View CHCH ROWV Plat; KPB File 2023-061

Staff recommends the committee determine whether any members of the public, surveyors or committee members wish to speak to any of the plats in this **group (A)** and remove the specific plats from the group, voting on the remainder of plats in the group in a single action to grant preliminary approval to the plats subject to staff recommendations and the conditions noted in the individual staff reports.

B. Plats needing specific actions or controversial - (public comments received, major staff concerns, exceptions required) – 3 Plats

E1. Alaska State Land Survey No. 2021-11; KPB File 2026-024
E4. Whistlebait Estates Addition No. 3; KPB File 2026-023
E7. Blessings Estates; KPB File 2025-072R1

E. NEW BUSINESS

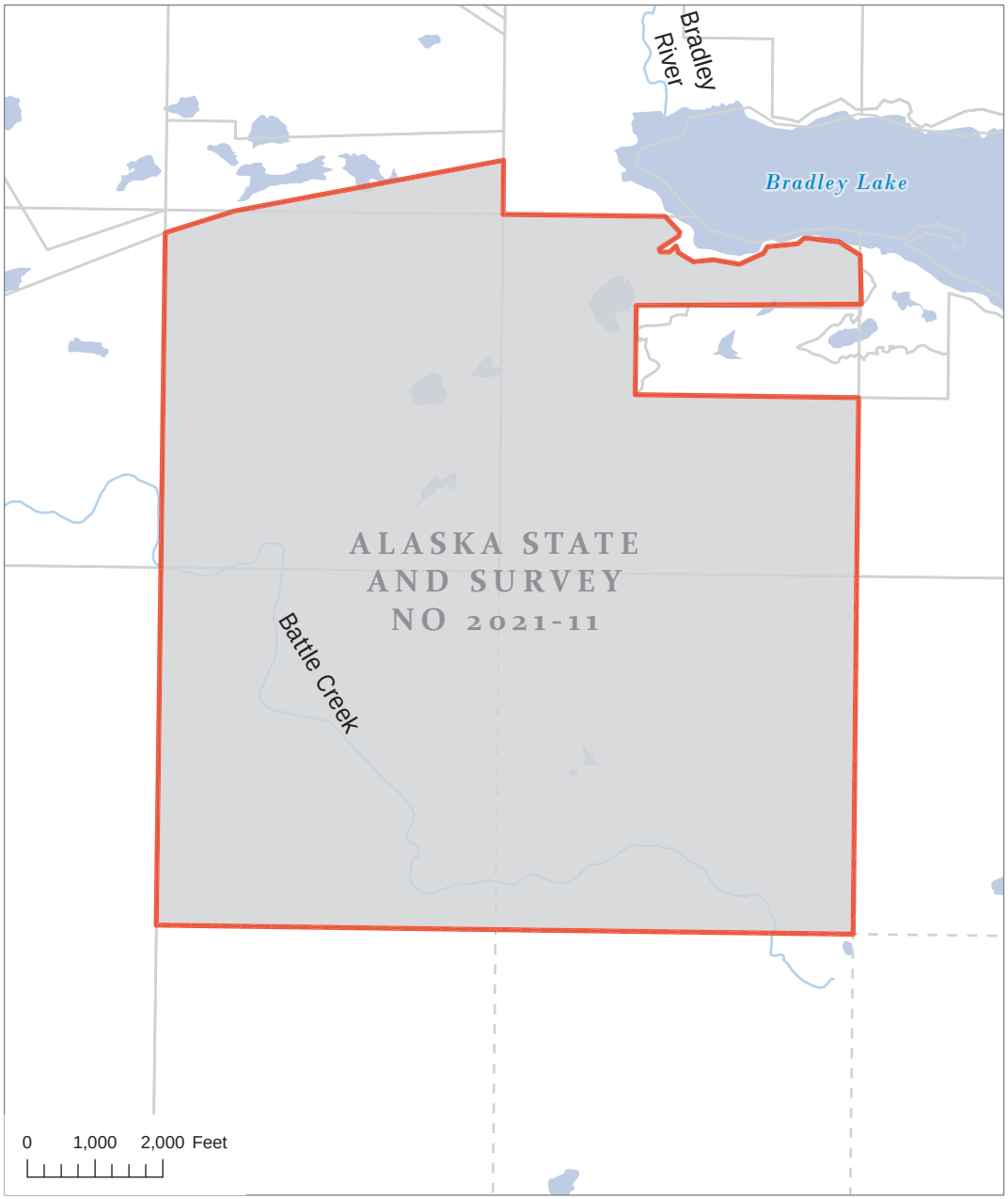
1. **Alaska State Land Survey No. 2021-11; KPB File 2026-024**
   DOWL / State of Alaska
   Location: Remote
   Homer Area

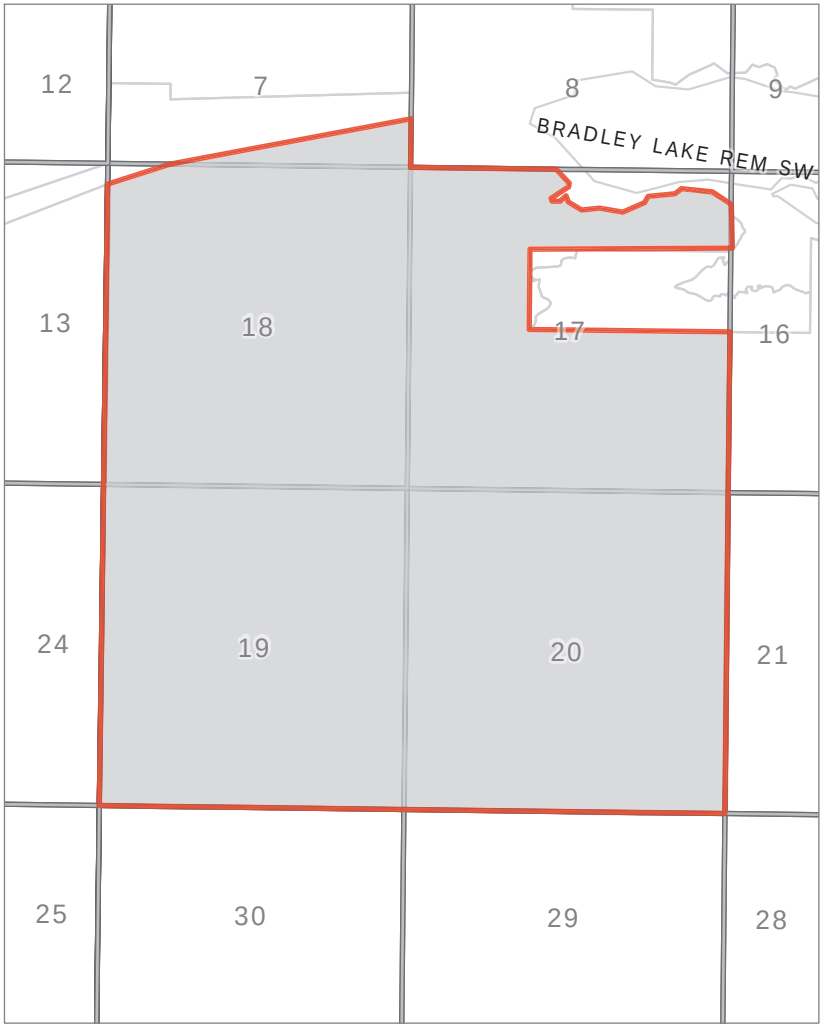
KENAI PENINSULA BOROUGH

Planning

Vicinity Map

3/1/2026

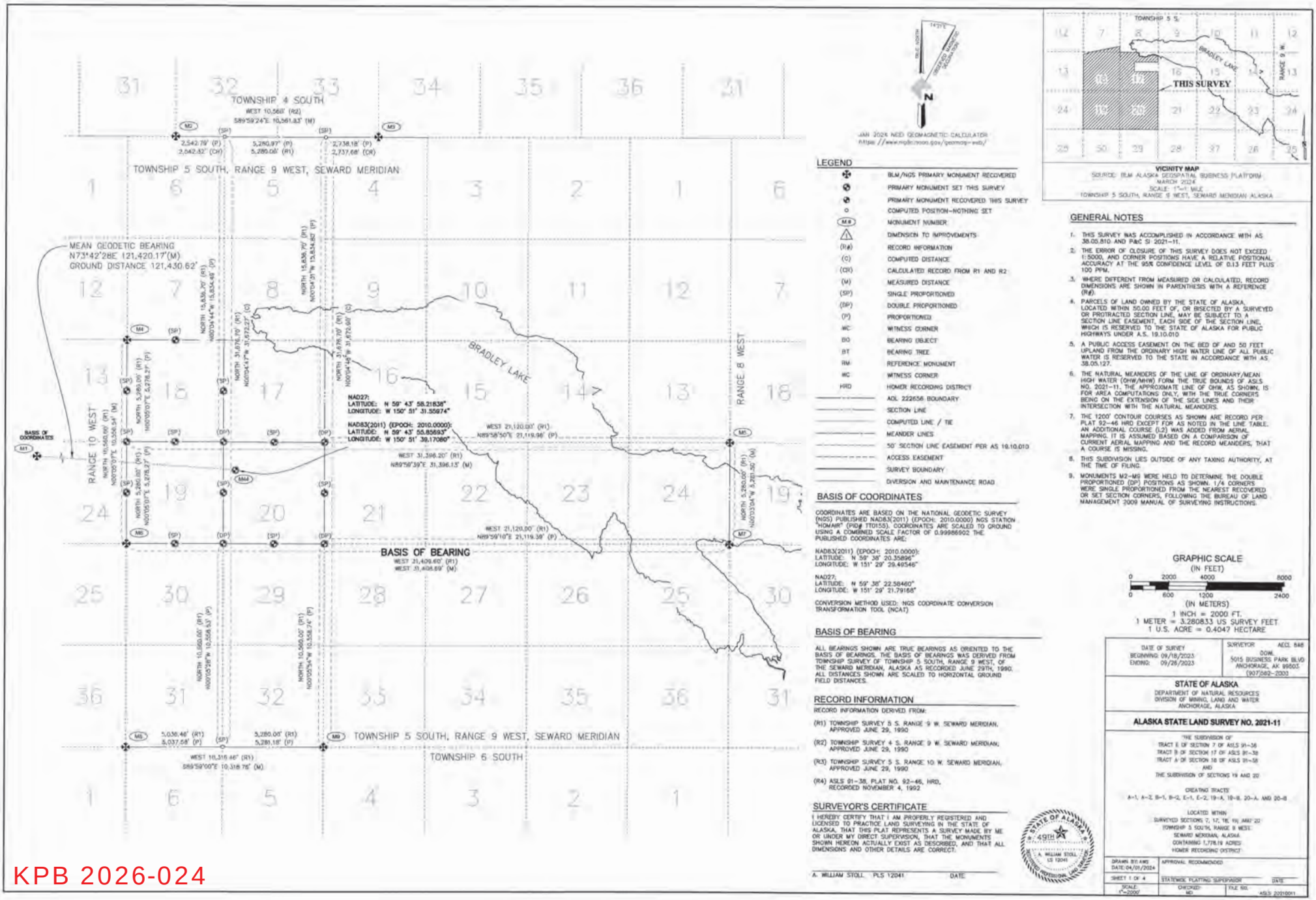




KPB File 2026-024
T05S R09W SEC 07, 17, 18, 19 & 20
Remote

The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.

Razdolna
Voznesenka
Fox River
Kachemak Bay
19301323



JAN 2024 NED GEOMAGNETIC CALCULATOR
https://www.ngdc.noaa.gov/geomag-web/

VICINITY MAP
SOURCE: BLM ALASKA GEOSPATIAL BUSINESS PLATFORM
MARCH 2024
SCALE: 1"=1 MILE
TOWNSHIP 5 SOUTH, RANGE 9 WEST, SEWARD MERIDIAN ALASKA

LEGEND

- BLM/NGS PRIMARY MONUMENT RECOVERED
- PRIMARY MONUMENT SET THIS SURVEY
- PRIMARY MONUMENT RECOVERED THIS SURVEY
- COMPUTED POSITION–NOTHING SET
- (M#) MONUMENT NUMBER
- DIMENSION TO IMPROVEMENTS
- (R#) RECORD INFORMATION
- (C) COMPUTED DISTANCE
- (CR) CALCULATED RECORD FROM R1 AND R2
- (M) MEASURED DISTANCE
- (SP) SINGLE PROPORTIONED
- (DP) DOUBLE PROPORTIONED
- (P) PROPORTIONED
- WC WITNESS CORNER
- BO BEARING OBJECT
- BT BEARING TREE
- RM REFERENCE MONUMENT
- WC WITNESS CORNER
- HRD HOMER RECORDING DISTRICT
- ADL 222656 BOUNDARY
- SECTION LINE
- COMPUTED LINE / TIE
- MEANDER LINES
- 50' SECTION LINE EASEMENT PER AS 19.10.010
- ACCESS EASEMENT
- SURVEY BOUNDARY
- DIVERSION AND MAINTENANCE ROAD

BASIS OF COORDINATES

COORDINATES ARE BASED ON THE NATIONAL GEODETIC SURVEY (NGS) PUBLISHED NAD83(2011) (EPOCH: 2010.0000) NGS STATION "HOWARR" (PID# TT0155). COORDINATES ARE SCALED TO GROUND USING A COMBINED SCALE FACTOR OF 0.99986902 THE PUBLISHED COORDINATES ARE:

NAD83(2011) (EPOCH: 2010.0000):
LATITUDE: N 59° 38' 20.35896"
LONGITUDE: W 151° 29' 29.49546"

NAD27:
LATITUDE: N 59° 38' 22.58460"
LONGITUDE: W 151° 29' 21.79168"

CONVERSION METHOD USED: NGS COORDINATE CONVERSION TRANSFORMATION TOOL (NCAT)

BASIS OF BEARING

ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARINGS. THE BASIS OF BEARINGS WAS DERIVED FROM TOWNSHIP SURVEY OF TOWNSHIP 5 SOUTH, RANGE 9 WEST, OF THE SEWARD MERIDIAN, ALASKA AS RECORDED JUNE 29TH, 1990. ALL DISTANCES SHOWN ARE SCALED TO HORIZONTAL GROUND FIELD DISTANCES.

RECORD INFORMATION

RECORD INFORMATION DERIVED FROM:

(R1) TOWNSHIP SURVEY 5 S. RANGE 9 W. SEWARD MERIDIAN, APPROVED JUNE 29, 1990

(R2) TOWNSHIP SURVEY 4 S. RANGE 9 W. SEWARD MERIDIAN, APPROVED JUNE 29, 1990

(R3) TOWNSHIP SURVEY 5 S. RANGE 10 W. SEWARD MERIDIAN, APPROVED JUNE 29, 1990

(R4) ASLS 91-38, PLAT NO. 92-46, HRD, RECORDED NOVEMBER 4, 1992

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.

A. WILLIAM STOLL PLS 12041 DATE

STATE OF ALASKA 49TH
A. WILLIAM STOLL
LS 12041

GENERAL NOTES

1. THIS SURVEY WAS ACCOMPLISHED IN ACCORDANCE WITH AS 38.05.810 AND PAC SI 2021-11.
2. THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:5000, AND CORNER POSITIONS HAVE A RELATIVE POSITIONAL ACCURACY AT THE 95% CONFIDENCE LEVEL OF 0.13 FEET PLUS 100 PPM.
3. WHERE DIFFERENT FROM MEASURED OR CALCULATED, RECORD DIMENSIONS ARE SHOWN IN PARENTHESIS WITH A REFERENCE (R#).
4. PARCELS OF LAND OWNED BY THE STATE OF ALASKA, LOCATED WITHIN 50.00 FEET OF, OR BISECTED BY A SURVEYED OR PROTRACTED SECTION LINE, MAY BE SUBJECT TO A SECTION LINE EASEMENT, EACH SIDE OF THE SECTION LINE, WHICH IS RESERVED TO THE STATE OF ALASKA FOR PUBLIC HIGHWAYS UNDER A.S. 19.10.010
5. A PUBLIC ACCESS EASEMENT ON THE BED OF AND 50 FEET UPLAND FROM THE ORDINARY HIGH WATER LINE OF ALL PUBLIC WATER IS RESERVED TO THE STATE IN ACCORDANCE WITH AS 38.05.127.
6. THE NATURAL MEANDERS OF THE LINE OF ORDINARY/MEAN HIGH WATER (OHW/MHW) FORM THE TRUE BOUNDS OF ASLS NO. 2021-11. THE APPROXIMATE LINE OF OHW, AS SHOWN, IS FOR AREA COMPUTATIONS ONLY, WITH THE TRUE CORNERS BEING ON THE EXTENSION OF THE SIDE LINES AND THEIR INTERSECTION WITH THE NATURAL MEANDERS.
7. THE 1200' CONTOUR COURSES AS SHOWN ARE RECORD PER PLAT 92-46 HRD EXCEPT FOR AS NOTED IN THE LINE TABLE. AN ADDITIONAL COURSE (L2) WAS ADDED FROM AERIAL MAPPING. IT IS ASSUMED BASED ON A COMPARISON OF CURRENT AERIAL MAPPING AND THE RECORD MEANDERS, THAT A COURSE IS MISSING.
8. THIS SUBDIVISION LIES OUTSIDE OF ANY TAXING AUTHORITY, AT THE TIME OF FILING.
9. MONUMENTS M2–M9 WERE HELD TO DETERMINE THE DOUBLE PROPORTIONED (DP) POSITIONS AS SHOWN. 1/4 CORNERS WERE SINGLE PROPORTIONED FROM THE NEAREST RECOVERED OR SET SECTION CORNERS, FOLLOWING THE BUREAU OF LAND MANAGEMENT 2009 MANUAL OF SURVEYING INSTRUCTIONS.

GRAPHIC SCALE
(IN FEET)
0 2000 4000 8000
0 600 1200 2400
(IN METERS)
1 INCH = 2000 FT.
1 METER = 3.280833 US SURVEY FEET
1 U.S. ACRE = 0.4047 HECTARE

DATE OF SURVEY
BEGINNING: 09/18/2023
ENDING: 09/28/2023

SURVEYOR AECL 848
DOWL
5015 BUSINESS PARK BLVD
ANCHORAGE, AK 99503
(907)562-2000

STATE OF ALASKA
DEPARTMENT OF NATURAL RESOURCES
DIVISION OF MINING, LAND AND WATER
ANCHORAGE, ALASKA

ALASKA STATE LAND SURVEY NO. 2021-11

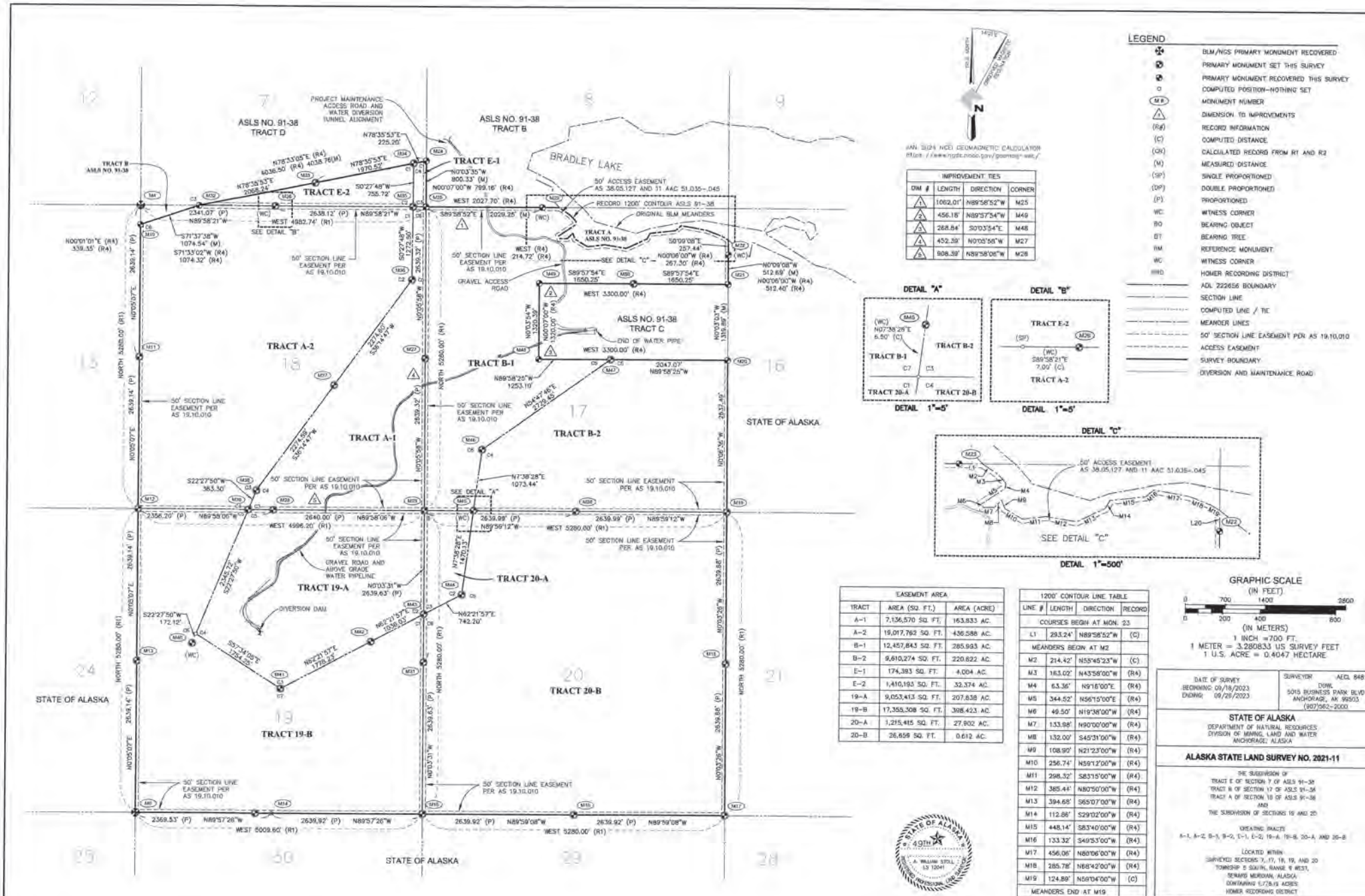
"THE SUBDIVISION OF
TRACT E OF SECTION 7 OF ASLS 91-38
TRACT B OF SECTION 17 OF ASLS 91-38
TRACT A OF SECTION 18 OF ASLS 91-38
AND
THE SUBDIVISION OF SECTIONS 19 AND 20"

CREATING TRACTS
A-1, A-2, B-1, B-2, E-1, E-2, 19-A, 19-B, 20-A, AND 20-B

LOCATED WITHIN
SURVEYED SECTIONS 7, 17, 18, 19, AND 20
TOWNSHIP 5 SOUTH, RANGE 9 WEST,
SEWARD MERIDIAN, ALASKA
CONTAINING 1,778.19 ACRES
HOMER RECORDING DISTRICT

DRAWN BY: AMG
DATE: 04/01/2024
SHEET 1 OF 4
SCALE: 1"=2000'
APPROVAL RECOMMENDED:
STATEWIDE PLATTING SUPERVISOR DATE
CHECKED: MD
FILE NO. ASLS 2021001

KPB 2026-024



IMPROVEMENT TIES			
DIM #	LENGTH	DIRECTION	CORNER
1	1062.01'	N89°58'52"W	M25
2	456.18'	N89°57'54"W	M49
3	268.84'	S0°03'54"E	M48
4	452.39'	N0°05'58"W	M27
5	908.39'	N89°58'08"W	M28

EASEMENT AREA		
TRACT	AREA (SQ. FT.)	AREA (ACRE)
A-1	7,136,570 SQ. FT.	163.833 AC.
A-2	19,017,762 SQ. FT.	436.588 AC.
B-1	12,457,843 SQ. FT.	285.993 AC.
B-2	9,610,274 SQ. FT.	220.622 AC.
E-1	174,393 SQ. FT.	4.004 AC.
E-2	1,410,193 SQ. FT.	32.374 AC.
19-A	9,053,413 SQ. FT.	207.838 AC.
19-B	17,355,308 SQ. FT.	398.423 AC.
20-A	1,215,415 SQ. FT.	27.902 AC.
20-B	26,659 SQ. FT.	0.612 AC.

1200' CONTOUR LINE TABLE			
LINE #	LENGTH	DIRECTION	RECORD
COURSES BEGIN AT MON. 23			
L1	293.24'	N89°58'52"W	(C)
MEANDERS BEGIN AT M2			
M2	214.42'	N55°45'23"W	(C)
M3	163.02'	N43°58'00"W	(R4)
M4	63.36'	N9°16'00"E	(R4)
M5	344.52'	N56°15'00"E	(R4)
M6	49.50'	N19°38'00"W	(R4)
M7	133.98'	N90°00'00"W	(R4)
M8	132.00'	S45°31'00"W	(R4)
M9	108.90'	N21°23'00"W	(R4)
M10	256.74'	N59°12'00"W	(R4)
M11	298.32'	S83°15'00"W	(R4)
M12	385.44'	N80°50'00"W	(R4)
M13	394.68'	S65°07'00"W	(R4)
M14	112.86'	S29°02'00"W	(R4)
M15	448.14'	S83°40'00"W	(R4)
M16	133.32'	S49°53'00"W	(R4)
M17	456.06'	N80°06'00"W	(R4)
M18	285.78'	N68°42'00"W	(R4)
M19	124.89'	N59°04'00"W	(C)
MEANDERS END AT M19			
L20	257.44'	N0°09'08"W	(C)
COURSES END AT MON. 22			

* SEE NOTE 7

GRAPHIC SCALE
(IN FEET)
0 700 1400 2800
0 200 400 800
(IN METERS)
1 INCH =700 FT.
1 METER = 3.280833 US SURVEY FEET
1 U.S. ACRE = 0.4047 HECTARE

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ALASKA STATE LAND SURVEY NO. 2021-11

THE SUBDIVISION OF
TRACT E OF SECTION 7 OF ASLS 91-38
TRACT B OF SECTION 17 OF ASLS 91-38
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CREATING TRACTS
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LOCATED WITHIN
SURVEYED SECTIONS 7, 17, 18, 19, AND 20
TOWNSHIP 5 SOUTH, RANGE 9 WEST,
SEWARD MERIDIAN, ALASKA
CONTAINING 1,778.15 ACRES
HOMER RECORDING DISTRICT

DRAWN BY: AWS
DATE: 04/01/2024
SHEET 2 OF 4
SCALE: 1"=700'
APPROVAL RECOMMENDED:
STATEWIDE PLATTING SUPERVISOR DATE
CHECKED: MD
FILE NO. ASLS 20210011

KPB 2026-024

— FOUND —
3 1/4" BRASS CAP
FLUSH IN CONCRETE, 0.3
BELOW GRADE
GOOD CONDITION

— FOUND —
3 1/4" BRASS CAP
MONUMENT,
0.4' BELOW GRADE,
GOOD CONDITION

BT 1. 5" DIA SPRUCE BEARS
N22° E 38.9' (R1) NOT FOUND

BT 2. 10" DIA SPRUCE BEARS
N58° W 7.9' (R1) FOUND
REMAINS ON GROUND, N63° W
12.5'

— FOUND —
3 1/4" BRASS CAP
MONUMENT,
0.2' ABOVE GRADE,
GOOD CONDITION

BO 1. ORANGE TRIANGULAR
MARKER 5.6' NORTH OF
CORNER (R1) FOUND AS
DESCRIBED

— FOUND —
3 1/4" BRASS CAP
MONUMENT,
0.1' ABOVE GRADE,
GOOD CONDITION

BO 1. ORANGE TRIANGULAR
MARKER 6.6' WEST OF
CORNER (R3) NOT FOUND

— FOUND —
3 1/4" BRASS CAP
MONUMENT,
0.6' ABOVE GRADE,
GOOD CONDITION

BO 1. ORANGE TRIANGULAR
MARKER 6.6' WEST OF
CORNER (R1) FOUND AS
DESCRIBED

— FOUND —
3 1/4" BRASS CAP
MONUMENT,
0.3' ABOVE GRADE,
GOOD CONDITION

BO 1. GRANITE OUTCROPPING
7'X3' ABOVE GROUND BEARS
S22° E 37.0' (R3) FOUND AS
DESCRIBED

BO 2. ORANGE TRIANGULAR
MARKER 6.6' WEST OF
CORNER (R3) NOT FOUND

— FOUND —
3 1/4" BRASS CAP
MONUMENT,
0.8' ABOVE GRADE,
GOOD CONDITION

BO 1. GRANITE BOULDER
7'X5'X3' ABOVE GROUND
BEARS S43° E 13.2' (R1)
FOUND AS DESCRIBED

BO 2. GRANITE BOULDER
7'X5'X3' ABOVE GROUND
BEARS S38° E 33.7' (R1)
FOUND AS DESCRIBED

— FOUND —
3 1/4" BRASS CAP
MONUMENT,
0.1' BELOW GRADE,
GOOD CONDITION

BO 1. GRANITE BOULDER
5'X3'X1' ABOVE GROUND
BEARS N28° E 14.5' (R3)
FOUND AS DESCRIBED

BO 2. GRANITE BOULDER
10'X8'X3' ABOVE GROUND
BEARS S39° W 17.8' (R3)
FOUND AS DESCRIBED

BO 3. GRANITE BOULDER
5'X7'X6' ABOVE GROUND
BEARS N63° W 51.5' (R3)
FOUND AS DESCRIBED

— FOUND —
3 1/4" BRASS CAP
MONUMENT,
FLUSH WITH GRADE,
GOOD CONDITION

BO 1. GRANITE BOULDER
3'X5'X2' ABOVE GROUND
BEARS N89° 30' E 5.9' (R1)
FOUND AS DESCRIBED

BO 2. ORANGE TRIANGULAR
MARKER 3.3' WEST OF
CORNER (R1) NOT FOUND

— FOUND —
3 1/4" ALUMINUM CAP
MONUMENT,
0.2' ABOVE GRADE,
GOOD CONDITION

RM 1. 2" ALCAP BEARS S79°
E 17.5' (R4) FOUND AS
DESCRIBED

RM 2. 2" ALCAP BEARS N47°
W 8.4' (R4) FOUND AS
DESCRIBED

— SET —
3 1/4" ALUMINUM MONUMENT
ON 2 1/2" ALUMINUM PIPE,
0.2' ABOVE GRADE

RM 1. SET 2" ALCAP FLUSH
WITH GRADE BEARS N63° W
7.2'

BT 1. 12" SPRUCE BEARS
S52° W 60.1' WITH BEARING
TAG ABOVE BLAZE

SET CARSONITE WITNESS POST
1' NORTH OF MONUMENT

— SET —
3 1/4" ALUMINUM MONUMENT
ON 2 1/2" ALUMINUM PIPE,
0.6' ABOVE GRADE,

BT 1. 18" SPRUCE BEARS
S89° W 11.5' WITH BEARING
TAG ABOVE BLAZE

BT 2. 20" SPRUCE BEARS
S11° W 29.6' WITH BEARING
TAG ABOVE BLAZE

SET CARSONITE WITNESS POST
1' NORTH OF MONUMENT

— SET —
3 1/4" ALUMINUM MONUMENT
ON 2 1/2" ALUMINUM PIPE,
0.5" ABOVE GRADE IN A ROCK
RING

RM 1. SET 2" ALCAP FLUSH
WITH GRADE, BEARS S31° W
7.5'

RM 2. SET 2" ALCAP FLUSH
WITH GRADE BEARS N76° W
11.4'

SET CARSONITE WITNESS POST
1' WEST OF MONUMENT

— SET —
3 1/4" BRASS CAP
FLUSH IN BEDROCK AS
WITNESS CORNER

MONUMENT IS N89° 57' 28" W
282.18' FROM COMPUTED
POSITION

RM 1. SET 2" ALCAP FLUSH
WITH GRADE BEARS S23° E
42.3'

RM 2. SET 2" ALCAP FLUSH
WITH GRADE BEARS S59° W
37.3'

NO CARSONITE WITNESS POST
SET

— SET —
3 1/4" ALUMINUM MONUMENT
ON 2 1/2" ALUMINUM PIPE,
0.3' ABOVE GRADE

RM 1. SET 2" ALCAP FLUSH
WITH GRADE BEARS S09° E
40.3'

RM 2. SET 2" ALCAP FLUSH
WITH GRADE BEARS N74° W
35.3'

SET CARSONITE WITNESS POST
1' SOUTH OF MONUMENT

— SET —
3 1/4" ALUMINUM MONUMENT
ON 2 1/2" ALUMINUM PIPE,
0.3' ABOVE GRADE IN A ROCK
RING

RM 1. SET 2" ALCAP FLUSH
WITH GRADE BEARS S80° E
28.6'

RM 2. SET 2" ALCAP FLUSH
WITH GRADE BEARS N50° W
16.2'

SET CARSONITE WITNESS POST
1' WEST OF MONUMENT

— SET —
3 1/4" ALUMINUM MONUMENT
ON 2 1/2" ALUMINUM PIPE,
0.3' ABOVE GRADE IN A ROCK
RING

RM 1. SET 2" ALCAP FLUSH
WITH GRADE BEARS S49° W
76.4'

RM 2. SET 2" ALCAP FLUSH
WITH GRADE BEARS S02° W
69.0'

SET CARSONITE WITNESS POST
1' WEST OF MONUMENT

— SET —
3 1/4" ALUMINUM MONUMENT
ON 2 1/2" ALUMINUM PIPE,
0.5' ABOVE GRADE IN A ROCK
RING

RM 1. SET 2" ALCAP FLUSH
WITH GRADE BEARS N12° E
41.2'

RM 2. SET 2" ALCAP FLUSH
WITH GRADE BEARS N74° W
32.8'

SET CARSONITE WITNESS POST
1' NORTH OF MONUMENT

— SET —
3 1/4" ALUMINUM MONUMENT
ON 2 1/2" ALUMINUM PIPE,
1.3' ABOVE GRADE IN A ROCK
RING AGAINST A BOULDER

RM 1. SET 2" ALCAP FLUSH
WITH GRADE BEARS S22° W
14.0'

RM 2. SET 2" ALCAP FLUSH
WITH GRADE BEARS N41° W
19.6'

SET CARSONITE WITNESS POST
6' WEST OF MONUMENT

— FOUND —
3 1/4" ALUMINUM CAP
MONUMENT,
0.1' BELOW GRADE,
GOOD CONDITION

BO 1. MAGNET IN GRANITE
BOULDER 18'X12'X8' ABOVE
GROUND BEARS N22° E 33.9'
(R4) FOUND AS DESCRIBED

BO 2. MAGNET IN GRANITE
BOULDER 5'X4'X2' ABOVE
GROUND BEARS N72°
30' W 22.5' (R4) FOUND AS
DESCRIBED

— FOUND —
3 1/4" ALUMINUM CAP
MONUMENT,
0.3' ABOVE GRADE,
GOOD CONDITION

RM 1. 2" ALCAP BEARS S20°
W 25.4' (R4) FOUND AS
DESCRIBED

RM 2. 2" ALCAP BEARS N40°
30' W 36.2' (R4) FOUND AS
DESCRIBED

— FOUND —
3 1/4" ALUMINUM CAP
MONUMENT,
0.4 ABOVE GRADE,
GOOD CONDITION

BO 1. MAGNET IN GRANITE
BEARS S25° W 24.3' (R4)
FOUND AS DESCRIBED

BT 1. 8" SPRUCE BEARS S73°
30' W 18.5' (R4) FOUND AS
DESCRIBED

— FOUND —
3 1/4" ALUMINUM CAP
MONUMENT,
0.3' BELOW GRADE,
GOOD CONDITION

BT 1. 12" SPRUCE BEARS
N40° E 37.0' (R4) FOUND AS
DESCRIBED

BO 1. MAGNET IN GRANITE
BOULDER 3'X5'X4' ABOVE
GROUND BEARS S79° 30'W
44.5' (R4) NOT FOUND

— FOUND —
3 1/4" ALUMINUM CAP
MONUMENT,
0.1' ABOVE GRADE,
GOOD CONDITION

BT 1. 20" SPRUCE BEARS
N65° E 28.8' (R4) NOT FOUND

BT 12" SPRUCE BEARS N81°
W 166.6' (R4) NOT FOUND

— FOUND —
3 1/4" ALUMINUM CAP
MONUMENT,
0.2' ABOVE GRADE,
GOOD CONDITION

BO 1. MAGNET IN GRANITE
BEARS N74° E 15.8' (R4)
FOUND AS DESCRIBED

BO 2. MAGNET IN GRANITE
BEARS S61° 30'E 49.7' (R4)
NOT FOUND

BO 3. MAGNET IN GRANITE
BEARS S23° W 9.1' (R4)
FOUND AS DESCRIBED

BO 4. MAGNET IN GRANITE
BEARS N30° 30'W 12.3' (R4)
FOUND AS DESCRIBED

— SET —
3 1/4" BRASS CAP
FLUSH IN BEDROCK AS A
WITNESS CORNER

MONUMENT IS S89° 58' 21" E
7.00' FROM COMPUTED
POSITION

BT 1. 14" SPRUCE BEARS
S89° W 13.7' WITH BEARING
TAG ABOVE BLAZE

BT 2. 6" SPRUCE BEARS N40°
E 35.0' WITH BEARING TAG
ABOVE BLAZE

SET CARSONITE WITNESS POST
6' NORTH OF MONUMENT

— SET —
3 1/4" ALUMINUM MONUMENT
ON 2 1/2" ALUMINUM PIPE,
FLUSH WITH GRADE

RM 1. SET 2" ALCAP FLUSH
WITH GRADE BEARS N10° E
23.5'

RM 2. SET 2" ALCAP FLUSH
WITH GRADE BEARS N09° E
43.6'

SET CARSONITE WITNESS POST
1' SOUTH OF MONUMENT

— SET —
3 1/4" ALUMINUM MONUMENT
ON 2 1/2" ALUMINUM PIPE,
0.3' ABOVE GRADE

RM 1. SET 2" ALCAP 0.3'
ABOVE GRADE BEARS N23° E
16.3'

RM 2. SET 2" ALCAP FLUSH
WITH GRADE BEARS S75° E
11.5'

SET CARSONITE WITNESS POST
1' SOUTH OF MONUMENT

— SET —
3 1/4" ALUMINUM MONUMENT
ON 2 1/2" ALUMINUM PIPE,
FLUSH WITH GRADE,

RM 1. SET 2" ALCAP FLUSH
WITH GRADE BEARS S79° E
8.6'

RM 2. SET 2" ALCAP FLUSH
WITH GRADE BEARS S06° E
17.5'

SET CARSONITE WITNESS POST
1' EAST OF MONUMENT

— SET —
3 1/4" ALUMINUM MONUMENT
ON 2 1/2" ALUMINUM PIPE,
0.1' ABOVE GRADE

RM 1. SET 2" ALCAP FLUSH
WITH GRADE BEARS S72° W
22.7'

RM 2. SET 2" ALCAP FLUSH
WITH GRADE BEARS S72° W
29.8'

SET CARSONITE WITNESS POST
1' SOUTH OF MONUMENT

— SET —
3 1/4" BRASS CAP
FLUSH IN BEDROCK

RM 1. SET 2" ALCAP FLUSH
WITH GRADE BEARS N85° E
39.0'

RM 2. SET 2" ALCAP FLUSH
WITH GRADE BEARS S89° W
37.5'

NO CARSONITE WITNESS POST
SET

DATE OF SURVEY BEGINNING: 09/18/2023 ENDING: 09/26/2023	SURVEYOR AECL 848 DOWL 5015 BUSINESS PARK BLVD ANCHORAGE, AK 99503 (907)562-2000

STATE OF ALASKA
DEPARTMENT OF NATURAL RESOURCES
DIVISION OF MINING, LAND AND WATER
ANCHORAGE, ALASKA

ALASKA STATE LAND SURVEY NO. 2021-11

THE SUBDIVISION OF
TRACT E, OF SECTION 7 OF ASLS 91-38
TRACT B OF SECTION 17 OF ASLS 91-38
TRACT A OF SECTION 18 OF ASLS 91-38
AND
THE SUBDIVISION OF SECTIONS 19 AND 20

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A-1, A-2, B-1, B-2, E-1, E-2, 19-A, 19-B, 20-A, AND 20-B

LOCATED WITHIN
SURVEYED SECTIONS 7, 17, 18, 19, AND 20
TOWNSHIP 5 SOUTH, RANGE 9 WEST,
SEWARD MERIDIAN, ALASKA
CONTAINING 1,778.19 ACRES
HOMER RECORDING DISTRICT

DRAWN BY: AWS DATE: 04/01/2024	APPROVAL RECOMMENDED	
SHEET 3 OF 4	STATEWIDE PLATTING SUPERVISOR	DATE
SCALE: N/A	CHECKED: MD	FILE NO. ASLS 2021001

KPB 2026-024

M32

– FOUND –
3 1/4" ALUMINUM CAP MONUMENT,
0.1' BELOW GRADE,
GOOD CONDITION

BT 1, 8" SPRUCE BEARS S82° E 67.2' (R4) FOUND AS DESCRIBED

BT 2, 12" SPRUCE BEARS S35° W 29.8' (R4) FOUND AS DESCRIBED

M33

– SET –
3 1/4" ALUMINUM MONUMENT ON 2 1/2" ALUMINUM PIPE, 0.3' BELOW GRADE

BT 1, 18" SPRUCE BEARS N28° W 16.6' WITH BEARING TAG ABOVE BLAZE

BT 2, 18" SPRUCE BEARS N65° W 14.6' WITH BEARING TAG ABOVE BLAZE

SET CARSONITE WITNESS POST 1' SOUTH OF MONUMENT

M34

– SET –
3 1/4" ALUMINUM MONUMENT ON 2 1/2" ALUMINUM PIPE, 0.3' ABOVE GRADE

BT 1, 16" SPRUCE BEARS S70° W 93.0' WITH BEARING TAG ABOVE BLAZE

BT 2, 20" SPRUCE BEARS S5° W 67.8' WITH BEARING TAG ABOVE BLAZE

SET CARSONITE WITNESS POST 1' SOUTH OF MONUMENT

M35

– SET –
3 1/4" ALUMINUM MONUMENT ON 2 1/2" ALUMINUM PIPE, 0.3' ABOVE GRADE

BT 1, 12" SPRUCE BEARS S21° E 83.0' WITH BEARING TAG ABOVE BLAZE

BT 2, 18" SPRUCE BEARS N82° W 113.9' WITH BEARING TAG ABOVE BLAZE

SET CARSONITE WITNESS POST 1' SOUTH OF MONUMENT

M36

– SET –
3 1/4" ALUMINUM MONUMENT ON 2 1/2" ALUMINUM PIPE, 0.3' ABOVE GRADE

BT 1, 12" SPRUCE BEARS S78° E 50.9' WITH BEARING TAG ABOVE BLAZE

BT 2, 16" SPRUCE BEARS N23° W 95.7' WITH BEARING TAG ABOVE BLAZE

SET CARSONITE WITNESS POST 1' NORTH OF MONUMENT

M37

– SET –
3 1/4" ALUMINUM MONUMENT ON 2 1/2" ALUMINUM PIPE, 0.6' ABOVE GRADE.

BT 1, 14" SPRUCE BEARS S77° E 6.7' WITH BEARING TAG ABOVE BLAZE

BT 2, 12" SPRUCE BEARS N37° E 36.6' WITH BEARING TAG ABOVE BLAZE

SET CARSONITE WITNESS POST 1' SOUTH OF MONUMENT

M38

– SET –
3 1/4" ALUMINUM MONUMENT ON 2 1/2" ALUMINUM PIPE, 0.5' ABOVE GRADE

BT 1, 10" SPRUCE BEARS N39° W 20.1' WITH BEARING TAG ABOVE BLAZE

BT 2, 12" SPRUCE BEARS S20° W 10.9' WITH BEARING TAG ABOVE BLAZE

SET CARSONITE WITNESS POST 1' EAST OF MONUMENT

M39

– SET –
3 1/4" ALUMINUM MONUMENT ON 2 1/2" ALUMINUM PIPE, 0.3' ABOVE GRADE IN A ROCK RING

BT 1, 12" SPRUCE BEARS N77° W 33.2' WITH BEARING TAG ABOVE BLAZE

BT 2, 12" SPRUCE BEARS S17° E 125.2' WITH BEARING TAG ABOVE BLAZE

SET CARSONITE WITNESS POST 1' NORTH OF MONUMENT

M40

– SET –
3 1/4" ALUMINUM MONUMENT ON 2 1/2" ALUMINUM PIPE, 0.6' ABOVE GRADE IN A ROCK RING AS A WITNESS CORNER

MONUMENT IS S22° 27' 50" W 172.12' FROM COMPUTED POSITION

RM 1, SET 2" ALCAP FLUSH WITH GRADE BEARS S74° E 13.1'

RM 2, SET 2" ALCAP FLUSH WITH GRADE BEARS N53° E 17.2'

SET CARSONITE WITNESS POST 1' WEST OF MONUMENT

M41

– SET –
3 1/4" ALUMINUM MONUMENT ON 2 1/2" ALUMINUM PIPE, 0.4' ABOVE GRADE IN A ROCK RING

RM 1, SET 2" ALCAP FLUSH WITH GRADE BEARS N16° E 15.5'

RM 2, SET 2" ALCAP FLUSH WITH GRADE BEARS N74° W 23.0'

SET CARSONITE WITNESS POST 1' NORTH OF MONUMENT

M42

– SET –
3 1/4" ALUMINUM MONUMENT ON 2 1/2" ALUMINUM PIPE, 0.6' ABOVE GRADE IN A ROCK RING

RM 1, SET 2" ALCAP FLUSH WITH GRADE BEARS S15° W 19.9'

RM 2, SET 2" ALCAP FLUSH WITH GRADE BEARS N29° W 16.9'

NO CARSONITE WITNESS POST SET

M43

– SET –
3 1/4" BRASS CAP FLUSH IN BEDROCK

RM 1, SET 2" ALCAP FLUSH WITH GRADE BEARS S22° E 23.6'

RM 2, SET 2" ALCAP FLUSH WITH GRADE BEARS N74° W 10.9'

NO CARSONITE WITNESS POST SET

M44

– SET –
3 1/4" BRASS CAP FLUSH IN BEDROCK

RM 1, SET 2" ALCAP FLUSH WITH GRADE BEARS N13° E 21.0'

RM 2, SET 2" ALCAP FLUSH WITH GRADE BEARS N74° E 20.0'

NO CARSONITE WITNESS POST SET

M45

– SET –
3 1/4" ALUMINUM MONUMENT ON 2 1/2" ALUMINUM PIPE, 0.6' ABOVE GRADE IN A ROCK RING AS A WITNESS CORNER

MONUMENT IS N07° 38' 28" E 8.50' FROM COMPUTED POSITION

RM 1, SET 2" ALCAP FLUSH WITH GRADE BEARS S70° E 22.4'

RM 2, SET 2" ALCAP FLUSH WITH GRADE BEARS S11° E 13.4'

SET CARSONITE WITNESS POST 1' WEST OF MONUMENT

M46

– SET –
3 1/4" BRASS CAP FLUSH IN BEDROCK

RM 1, SET 2" ALCAP FLUSH WITH GRADE BEARS S08° E 21.4'

RM 2, SET 2" ALCAP FLUSH WITH GRADE BEARS S44° W 25.1'

NO CARSONITE WITNESS POST SET

M47

– SET –
3 1/4" ALUMINUM MONUMENT ON 2 1/2" ALUMINUM PIPE, 0.6' ABOVE GRADE IN A ROCK RING

RM 1, SET 2" ALCAP FLUSH WITH GRADE BEARS S17° E 14.1'

RM 2, SET 2" ALCAP FLUSH WITH GRADE BEARS S52° E 14.0'

SET CARSONITE WITNESS POST 6' WEST OF MONUMENT

M48

– FOUND –
3 1/4" ALUMINUM CAP MONUMENT,
0.1' ABOVE GRADE,
GOOD CONDITION

BO 1, MAGNET IN GRANITE BOULDER 6'X8'X6' ABOVE GROUND BEARS N18°00' E 22.8' (R4) FOUND AS DESCRIBED

BO 2, MAGNET IN GRANITE FACE 8'X8' BEARS S69° E 39.2' (R4) NOT FOUND

M49

– FOUND –
3 1/4" ALUMINUM CAP MONUMENT,
0.1' ABOVE GRADE,
GOOD CONDITION

BO 1, MAGNET IN GRANITE BOULDER 8'X8'X8' ABOVE GROUND BEARS N66° E 37.3' (R4) NOT FOUND

BT 1, 7" SPRUCE BEARS S80° W 30.7' (R4) FOUND AS DESCRIBED

M50

– SET –
3 1/4" BRASS CAP FLUSH IN BEDROCK

BT 1, 14" SPRUCE BEARS S58° W 40.8' WITH BEARING TAG ABOVE BLAZE

BT 2, 10" SPRUCE BEARS S28° W 48.5' WITH BEARING TAG ABOVE BLAZE

SET CARSONITE WITNESS POST 3' SOUTH OF MONUMENT

RM1

– SET –
2" ALUMINUM CAP ON 5/8" REBAR STAMPED AS SHOWN
–REFERENCE MONUMENT–

RM2

– SET –
2" ALUMINUM CAP ON 5/8" REBAR STAMPED AS SHOWN
–REFERENCE MONUMENT–

CERTIFICATE OF OWNERSHIP

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE DIRECTOR, DIVISION OF MINING, LAND AND WATER AND THAT THE STATE OF ALASKA IS THE OWNER OF ASLS NO. 2021-11, AS SHOWN HEREON. I HEREBY APPROVE THIS SURVEY AND PLAT FOR THE STATE OF ALASKA.

DATE

DIRECTOR, DIVISION OF MINING, LAND & WATER

APPLICANT CERTIFICATE

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE APPLICANT AS SHOWN HEREON. I HEREBY APPROVE THIS SURVEY AND PLAT.
ADL 222656
TRACTS: A-1, A-2, B-1, B-2, E-1, E-2, 19-A, 19-B, 20-A AND 20-B

BRYAN CAREY
ALASKA ENERGY AUTHORITY
813 W. NORTHERN LIGHTS BOULEVARD
ANCHORAGE, AK 99503

DATE

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH IN ACCORDANCE WITH KPB 20.10.040.

AUTHORIZED OFFICIAL

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY

OF _____, 20____

BY _____

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES_____

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY

OF _____, 20____

BY _____

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES_____

DATE OF SURVEY
BEGINNING: 09/18/2023
ENDING: 09/26/2023

SURVEYOR AECL 848
DOWL
5015 BUSINESS PARK BLVD
ANCHORAGE, AK 99503
(907)562-2000

STATE OF ALASKA
DEPARTMENT OF NATURAL RESOURCES
DIVISION OF MINING, LAND AND WATER
ANCHORAGE, ALASKA

ALASKA STATE LAND SURVEY NO. 2021-11

THE SUBDIVISION OF
TRACT E OF SECTION 7 OF ASLS 91-38
TRACT B OF SECTION 17 OF ASLS 91-38
TRACT A OF SECTION 18 OF ASLS 91-38
AND
THE SUBDIVISION OF SECTIONS 19 AND 20

CREATING TRACTS
A-1, A-2, B-1, B-2, E-1, E-2, 19-A, 19-B, 20-A, AND 20-B

LOCATED WITHIN
SURVEYED SECTIONS 7, 17, 18, 19, AND 20
TOWNSHIP 5 SOUTH, RANGE 9 WEST,
SEWARD MERIDIAN, ALASKA
CONTAINING 1,778.19 ACRES
HOMER RECORDING DISTRICT

DRAWN BY: AMS DATE: 04/05/2024	APPROVAL RECOMMENDED	
SHEET 4 OF 4	STATEWIDE PLATTING SUPERVISOR	DATE
SCALE: N/A	CHECKED: MD	FILE NO.: ASLS 2021001

KPB 2026-024

AGENDA ITEM E. NEW BUSINESS

ITEM #1 - PRELIMINARY PLAT
ALASKA STATE LAND SURVEY NO 2021-11

KPB File No.	2026-024
Plat Committee Meeting:	April 13, 2026
Applicant / Owner:	State of Alaska / Kachemak Bay
Surveyor:	Willie Stoll / DOWL
General Location:	GENERAL AREA / APC

Parent Parcel No.:	193-013-23, 193-013-44, 193-013-43, & 193-013-46
Legal Description:	T 5S R 9W SEC 7 SEWARD MERIDIAN HM 0920046 ALASKA STATE LAND SURVEY 91-38 TRACT E, T 5S R 9W SEC 18 SEWARD MERIDIAN HM 0920046 ALASKA STATE LAND SURVEY 91-38 TRACT A T 5S R 9W SEC 17 SEWARD MERIDIAN HM 0920046 ALASKA STATE LAND SURVEY 91-38 TRACT B And T 5S R 9W SEC 19 & 20
Assessing Use:	Vacant
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite / Onsite
Exception Request	20.60.200, 20.40

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will take five remote parcels and subdivide them into slightly smaller tracts ranging in size from 4.004 acres to 436.588 acres

Location and Legal Access (existing and proposed):
The plat is located in a remote area near Bradley Lake east of Kachemak Bay at the north end. Access is by an HEA maintained private dirt road to the area that is continued into the plat area. There are 50' section line easements along most section lines on both sides in the area giving access to the plat.

There are gravel roads crossing the plat as shown on the drawing. If these roads are part of the HEA easement ***staff recommends*** the easement detail be added to the drawing and a plat note be added documenting the recording information also. Easement information should be added to the Certificate to Plat as there is nothing noted affecting the plat, if the easement applies. If the easements are private HEA easements ***staff recommends*** proper documents be drawn up for the portions crossing the tracts within this subdivision.

This plat is not dedicating any rights-of-way nor is it finalizing the vacation of a right-of-way.

The plat is affected by section line easements as shown on the plat. ***Staff recommends*** the section line easements be tied to the plat note 4.

Per the Roads Director, "Road maintenance would not be an option in this area." as noted in his comments. Without this connection ability for maintenance staff will not be able to address issues with KPB codes dealing with roads and streets at this time, which are the following; KPB 20.30.030 Proposed Street layout – Requirements, 20.30.040 Streets within 100 feet of waterbodies, 20.30.120 Street – Width requirements, or 20.30.170 Blocks – Length requirements. ***Staff recommends*** the Plat Committee concur these codes are not applicable at this time and exceptions are also not needed either.

KPB Roads Dept. comments	Out of Jurisdiction: No Roads Director: Uhlin, Dil Comments: Road maintenance would not be an option in this area. KPB Code 14.06.100 Road Construction Standards – Construction standards for maintenance certification (A)(2) states the "Roads must be contiguous with an existing road system maintained by the borough".
SOA DOT ROW	
SOA DOT & PF	No comment

Site Investigation:
The site is located in the mountainous area near Bradley Lake. There are several peaks and valleys in the area. The surveyor has requested exceptions to KPB 20.25-070. L. Contours shown at suitable intervals and 20.25.070.M location of slopes over 20 percent. Staff recommends the plat committee concur exceptions are not needed for these two requested exceptions due to the size of the project and no roads being dedicated. If contours were shown on drawing at the current scale of page 2 of even every 10 feet in elevation change it would darken the map significantly to unreadable conditions. Several more smaller scale maps would be needed to show any detail needed.

The surveyor did not indicate there were any structures located on the plat. There is identified in Tract 19-A a diversion dam that when viewed on KPB GIS software, there does not appear to be more than the dam structure.

There ae small areas of wetlands on the plat that need to be shown. Wetlands noted by the KWF Wetlands Assessment are Freshwater Emergent Wetlands, Riverine, Freshwater Pond and Lake.

The River Center reviews did not identify the plat to be located in a FEMA designated flood hazard area nor a habitat protection district.

Staff recommendation: place a note on the final plat indicating any person developing the property is responsible for obtaining all required local, state, and federal permits, including a U.S. Army Corps of Engineers wetland determination if applicable.

KPB River Center review	A. Floodplain Reviewer: Hindman, Julie Floodplain Status: Not within flood hazard area Comments: No comments B. Habitat Protection Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: waterbodies depicted on parcels are not regulated by KPB or ADFG (non-anadromous)
State of Alaska Fish and Game	

Staff Analysis
The land was originally surveyed in 1988 by the US Department of the Interior Bureau of Land Management. Only limited exterior pins of Township 5 South, Range 9 West, SM were set at the time. Surveys to follow are responsible to set needed interior corners as needed. Alaska State Land Survey (ASLS) 91-38 HM92-46 subdivided Sections 3, 6, - 11, 14 – 18, 22 – 26 and 36 creating multiple tracts. This platting action will subdivide Tract E of Section 7, Tract A of Section 18, Tract B of Section 17 and new tracts of Section 19 & 20.

A soils report will be required and an engineer will need to sign the final plat as Tract E-1 is below 200,000 sq ft. The surveyor has requested an exception to KPB 20.40.030 for Tract E-1.

A soils report will not be required as the remaining tracts, as they are all above 200,000 sq ft. Staff recommends proper wastewater disposal note be added for Tract E-2, A-1, A-2, B-1, B-2, 19-A, 19-B, 20-a & 20-B

Per the preliminary Certificate to Plat, beneficial interest holders do not affect the proposed plat. Notification per KPB 20.25.090 will not be required unless the final Certificate to Plat states the property is affected by beneficial interest holders.

The property is not within an advisory planning commission.

The subdivision plat has been reviewed and generally complies with the 2019 Kenai Peninsula Borough Comprehensive plan.

Utility Easements
There are no utility easements of record to be shown.

As part of our routine notification process, the subdivision plat was emailed to the affected utility providers for review. **Staff recommends:** the surveyor work with the utility providers to accommodate their request, ensuring optimal use of the owner's land and maximum benefit for both the provider and the public.

No new utility easements have been requested by providers or proposed.

Utility provider review:

HEA	No comment
ENSTAR	No comment or recommendations
ACS	No objections
GCI	

KPB department / agency review:

Addressing	Reviewer: Pace, Rhealyn Affected Addresses: None Existing Street Names are Correct: No List of Correct Street Names: None Existing Street Name Corrections Needed: All New Street Names are Approved: No List of Approved Street Names: List of Street Names Denied: Comments: No other comments
Code Compliance	Reviewer: Ogren, Eric Comments: No comments
Planner	Reviewer: Raidmae, Ryan There are not any Local Option Zoning District issues with this proposed plat.

	Material Site Comments: There are not any material site issues with this proposed plat.
Assessing	Reviewer: Windsor, Heather Comments: No comments
Advisory Planning Commission	

STAFF RECOMMENDATIONS

CORRECTIONS / EDITS

- Add the KPB File No 2026-024 to the title block
- Dimensions on page 2 are missing at several spots on the drawing, many short lines, a line table is suggested. Please review drawing for any line missing a value between pins and overall (net) distances on a straight line.
- The C# used in several locations needs referenced or defined.

KPB 20.25.070 – Form and contents required

***Staff recommendation**: final plat submittals must comply with 20.25.070. Additional information, revisions, and/or corrections are required as noted below.*

F. The location, width and name of existing and platted streets and public ways, railroad rights-of-way, easements, and travel ways existing and proposed, within the subdivision;
Staff recommendation:
Label all the section line easements on the drawing (pg 2) and make reference to plat note 4 at each.

G. The status of adjacent lands within 100 feet of the proposed subdivision boundary or the land status across from any dedicated rights-of-way that adjoin the propose subdivision boundary, including names of subdivisions, lot lines, block numbers, lot numbers, rights-of-way; or an indication that the adjacent land is not subdivided;
Staff recommendation:
On page 2, label all adjacent parcels to the plat with their legal description in short form as Tract # HM##-##. If unsubdivided, so label.

H. Approximate locations of low wet areas, areas subject to inundation, areas subject to flooding or storm water overflow, and the line of ordinary high water. This information may be provided on an additional sheet if showing these areas causes the preliminary plat to appear cluttered and/or difficult to read;
Staff recommendation:
Per KWF Wetlands Assessment there are wetlands of Freshwater Emergent Wetland, Riverine, Freshwater Pond and Lake on or near the site that should be labeled on the drawing.

KPB 20.30 – Subdivision Design Requirements

***Staff recommendation**: final plat submittals must comply with 20.30. Additional information, revisions, and/or corrections are required as noted below.*

KPB 20.40 – Wastewater Disposal

***Staff recommendation**: final plat submittals must comply with 20.40. Additional information, revisions, and/or corrections are required as noted below.*

20.40.010 Wastewater disposal.
Platting Staff Comments:
***Staff recommendation**: comply with 20.40.*

KPB 20.60 – Final Plat

***Staff recommendation**: final plat submittals must comply with 20.60. Additional information, revisions, and/or corrections are required as noted below.*

☐ 20.60.190. Certificates, statements, and signatures required.

***Staff recommendation**: comply with 20.60.190*

5.CERTIFICATE OF OWNERSHIP
Add the name of the signer below the line and above title

6. NOTARY'S ACKNOWLEDGEMENT
Correct the Notary's Acknowledgement so it is an acknowledgement instead of a combination of an acknowledgement and a jurat.
***Staff recommendation**: the Notary's Acknowledgement on the final plat must comply with 20.60.190*
Add the signers name to the statement.

8.C. PLAT APPROVAL
Correct the plat approval to as follows with updated meeting date.
This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of _____.
Kenai Peninsula Borough
By:_____
Authorized Official

EXCEPTIONS REQUESTED:

A. KPB 20.60.200.E Survey and monumentation

Monuments shall be set at all ¼ and 1/16 corners controlling the location of a subdivision. When these requirements cannot be met, a reference monument shall be tied to the subdivision lines. Exterior angle points in the subdivision and lot corners shall be marked by at least ⅝" × 24" iron rod and cap if not otherwise monumented. Unless approved by the planning director, only monuments pertinent to the boundary of the subdivision, lot corners, angle points, or points on line needed due to topography or to keep the distance between monumented points to less than 1,320 feet may be set. Extraneous or incorrectly set monuments shall be removed prior to filing the final plat.

Surveyor's Discussion: We are requesting an exception from the requirement to set 1/16th corners and the need to have monuments established at intervals less than 1320-feet for this site.

Surveyor's Findings:

1. The site is remote, surrounded by State of Alaska Lands and has limited viability for subdivision.
2. Additional monuments provide no benefit to the parcel and granting this exception will not be detrimental to public welfare or injurious to other property in the area in which said property is situated.
3. The State of Alaska has no plans for any development of this area except for the lease for this industrial hydropower project.

Staff Findings:

4. The Federal Surveyors set minimal corners when surveying the township due to the terrain and difficulty to set normal pins of a section survey.
5. The pins being set every half mile (2640 feet) are enough to verify the boundary in this area.
6. To set these addition 24 monuments being requested for exception, would be extremely cost excessive.

Staff reviewed the exception request and recommends granting approval.

Staff recommends the Committee select the findings they determine are applicable, make additional findings if needed, tie the findings to the following standards, and vote on the exception in a separate motion.

Unless prohibited under this title, the committee may authorize exceptions to any of the requirements set forth in

this title. Application for an exception shall present the commission (committee) with substantial evidence, justifying the requested waiver or exception stating fully the grounds for the application and the facts relied upon. All exceptions must be requested and granted at the time of preliminary plat approval. Exceptions may not be requested with a final plat submittal.

The commission (committee) shall make findings of fact meeting the following standards before granting any exception:

1. That special circumstances or conditions affecting the property have been shown by application;
   Findings 1,2 & 4 appear to support this standard.

2. That the exception is necessary for the preservation and enjoyment of a substantial property right and is the most practical manner of complying with the intent of this title;
   Findings 1, 3,5 & 6 appear to support this standard.

3. That the granting of the exception will not be detrimental to the public welfare or injurious to other property in the area in which said property is situated.
   Findings 1 & 2 appear to support this standard.

B. KPB 20.40 Wastewater Disposal Tract E-1

Surveyor's Discussion: An exception is requested for this requirement because no plans exist to develop requiring wastewater disposal.

Surveyor's Findings:

1. Granting this exception will not be detrimental to public welfare or injurious to other property in the area in which said property is situated.
2. The state of Alaska has no plan for any development of this area except for the lease for this industrial hydropower project.

Staff Discussion:
All lots within a proposed subdivision in the Kenai Peninsula Borough must meet the following applicable standards of this chapter for wastewater disposal.

Staff Findings:

3. Tract E-1 appears to be an extension of Tract A-1, just in a different section.
4. No wastewater disposal is proposed for the plat as noted, the site will be used for a hydropower project.

Staff reviewed the exception request and recommends granting approval.

Staff recommends the Committee select the findings they determine are applicable, make additional findings if needed, tie the findings to the following standards, and vote on the exception in a separate motion.

Unless prohibited under this title, the commission (committee) may authorize exceptions to any of the requirements set forth in this title. Application for an exception shall present the commission (committee) with substantial evidence, justifying the requested waiver or exception stating fully the grounds for the application and the facts relied upon. All exceptions must be requested and granted at the time of preliminary plat approval. Exceptions may not be requested with a final plat submittal.

The committee shall make findings of fact meeting the following standards before granting any exception:

1. That special circumstances or conditions affecting the property have been shown by application;
   Findings 1, 3 & 4 appear to support this standard.

2. That the exception is necessary for the preservation and enjoyment of a substantial property right and is the most practical manner of complying with the intent of this title;
Findings 3 & 4 appear to support this standard.

3. That the granting of the exception will not be detrimental to the public welfare or injurious to other property in the area in which said property is situated.
Findings 1, 3 & 4 appear to support this standard.

Staff recommendation: place notes on the final plat indicating any exceptions granted by the Plat Committee with the meeting date.

RECOMMENDATION:

SUBJECT TO EXCEPTION(S) GRANTED, STAFF RECOMMENDS:

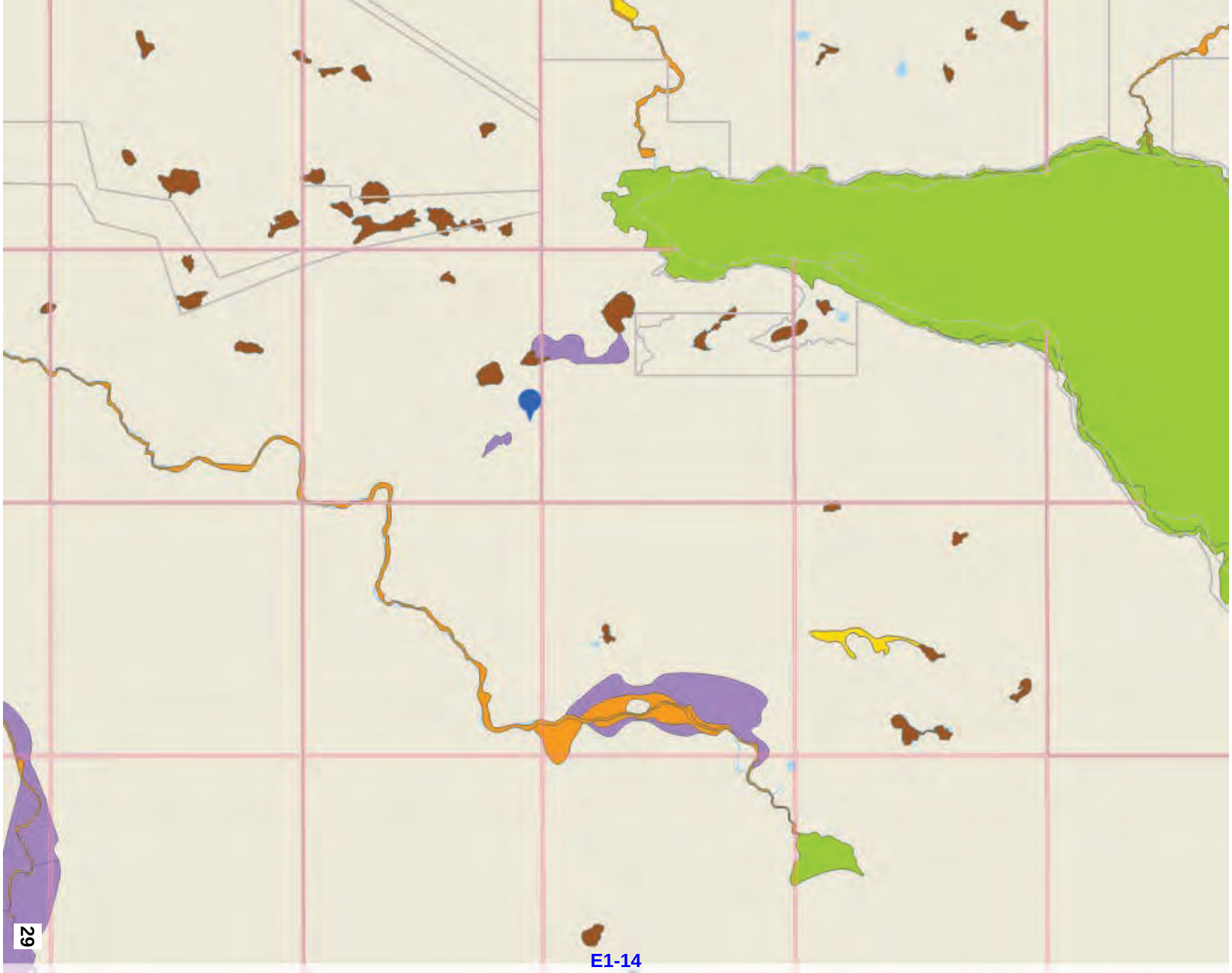
- **GRANT APPROVAL OF THE PRELIMINARY PLAT SUBJECT TO STAFF RECOMMENDATIONS, AND**
- **COMPLIANCE WITH KPB 20.25.070 (FORM AND CONTENTS), KPB 20.25.080 (PETITION REQUIRED), KPB 20.30 (DESIGN REQUIREMENTS); AND KPB 20.40 (WASTEWATER DISPOSAL), AND**
- **COMPLIANCE WITH KPB 20.60 TO ENSURE ADMINISTRATIVE APPROVAL OF THE FINAL PLAT.**

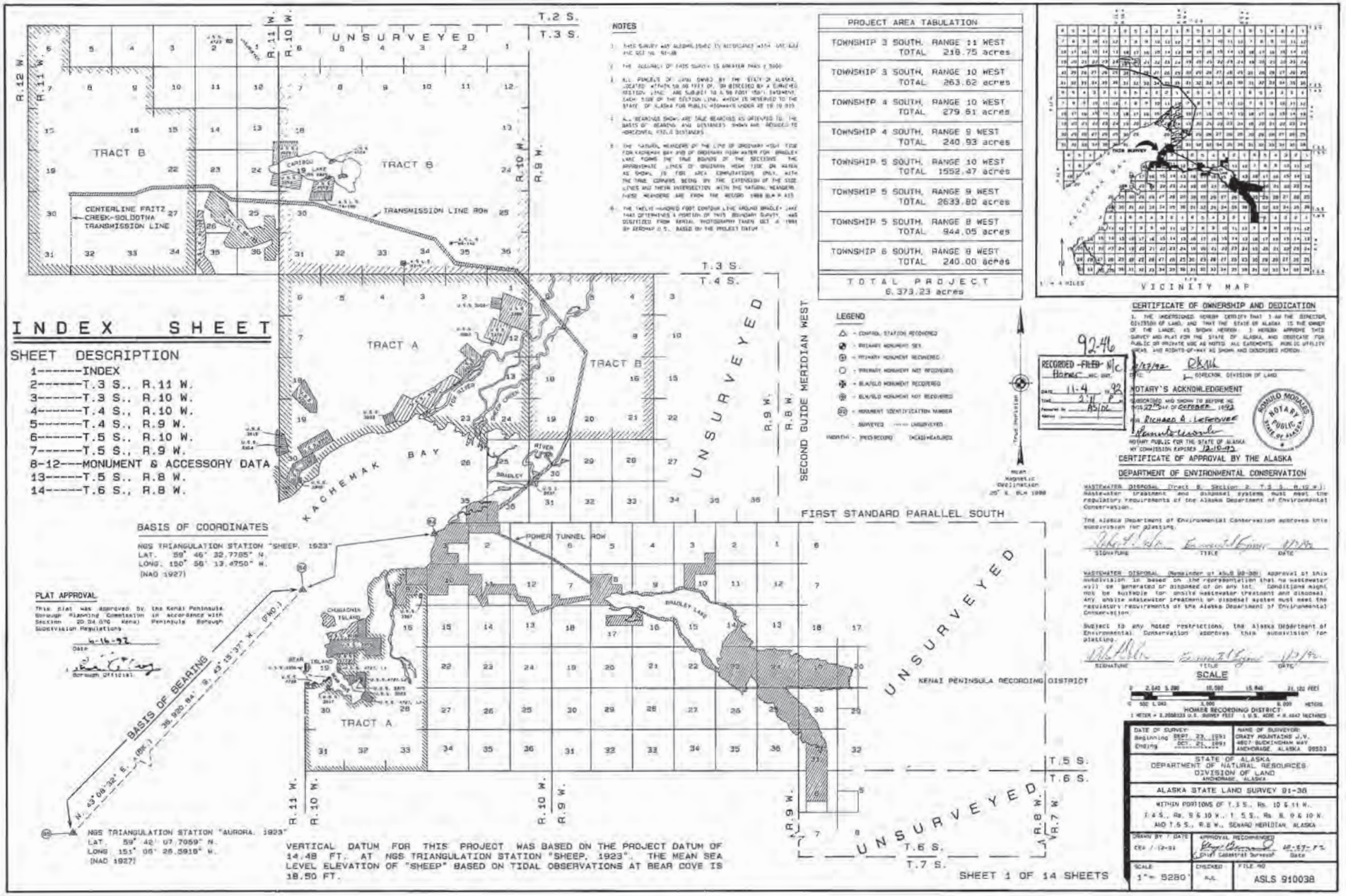
NOTE: 20.25.120. - REVIEW AND APPEAL.

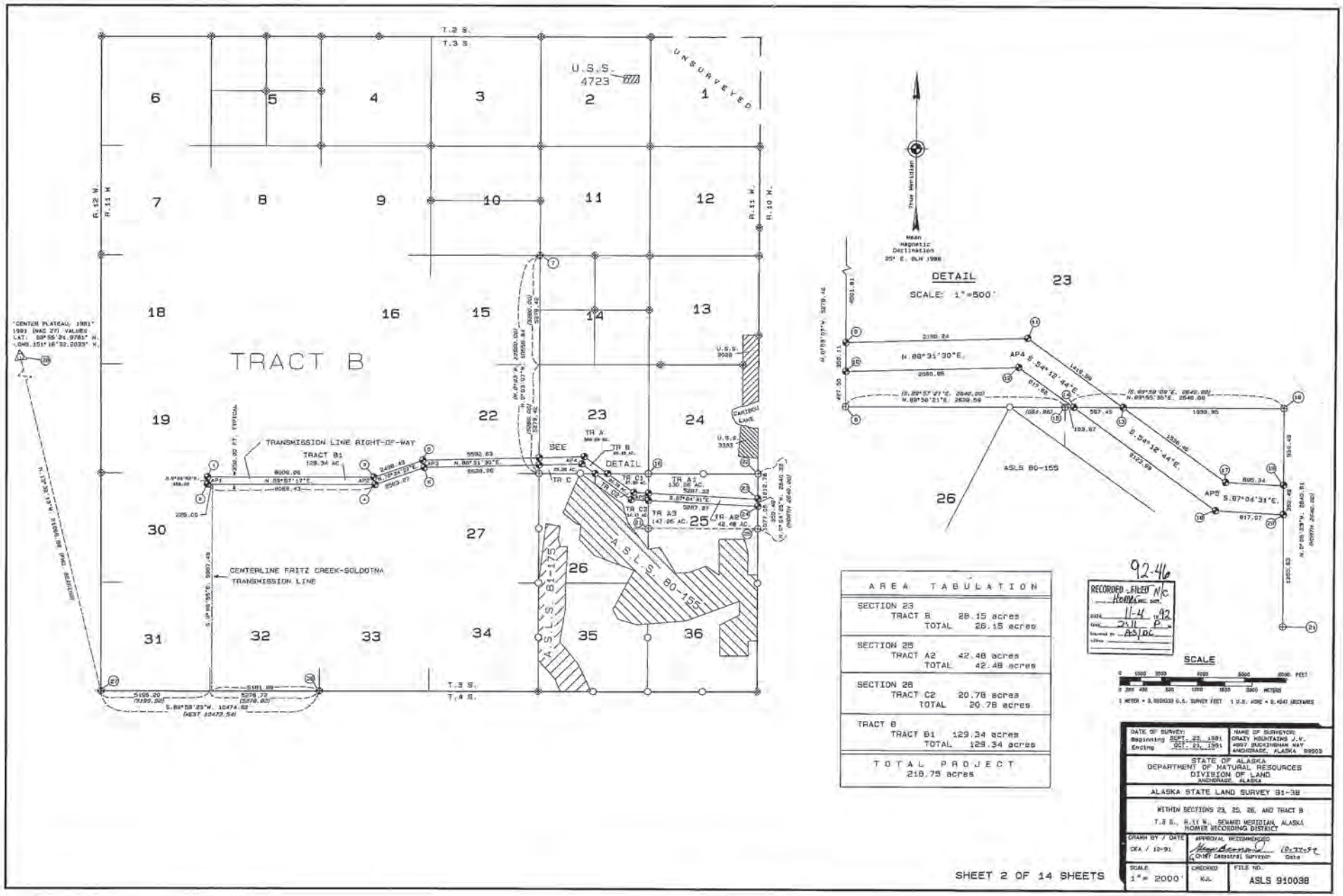
A PARTY OF RECORD MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF NOTIFICATION OF THE DECISION IN ACCORDANCE WITH KPB 2.40.080.

A DECISION OF THE PLANNING COMMISSION MAY BE APPEALED TO THE HEARING OFFICER BY A PARTY OF RECORD WITHIN 15 DAYS OF THE DATE OF NOTICE OF DECISION IN ACCORDANCE WITH KPB 21.20.250.

END OF STAFF REPORT




INDEX SHEET
SHEET DESCRIPTION
1-------INDEX
2-------T.3 S., R.11 W.
3-------T.3 S., R.10 W.
4-------T.4 S., R.10 W.
5-------T.4 S., R.9 W.
6-------T.5 S., R.10 W.
7-------T.5 S., R.9 W.
8-12---MONUMENT & ACCESSORY DATA
13------T.5 S., R.8 W.
14------T.6 S., R.8 W.
NOTES
PROJECT AREA TABULATION
TOWNSHIP 3 SOUTH, RANGE 11 WEST TOTAL 218.75 acres
TOWNSHIP 3 SOUTH, RANGE 10 WEST TOTAL 263.62 acres
TOWNSHIP 4 SOUTH, RANGE 10 WEST TOTAL 279.61 acres
TOWNSHIP 4 SOUTH, RANGE 9 WEST TOTAL 240.93 acres
TOWNSHIP 5 SOUTH, RANGE 10 WEST TOTAL 1552.47 acres
TOWNSHIP 5 SOUTH, RANGE 9 WEST TOTAL 2639.80 acres
TOWNSHIP 5 SOUTH, RANGE 8 WEST TOTAL 944.05 acres
TOWNSHIP 6 SOUTH, RANGE 8 WEST TOTAL 240.00 acres
TOTAL PROJECT 6,373.23 acres
LEGEND
VICINITY MAP
BASIS OF COORDINATES
NGS TRIANGULATION STATION "SHEEP, 1923"
LAT. 59° 46' 32.7785" N.
LONG. 150° 56' 13.4750" W.
(NAD 1927)
PLAT APPROVAL
BASIS OF BEARING
N. 43°08'32" E. (GRID)
NGS TRIANGULATION STATION "AURORA, 1923"
LAT. 59° 42' 07.7059" N.
LONG. 151° 05' 26.5918" W.
(NAD 1927)
VERTICAL DATUM FOR THIS PROJECT WAS BASED ON THE PROJECT DATUM OF 14.48 FT. AT NGS TRIANGULATION STATION "SHEEP, 1923". THE MEAN SEA LEVEL ELEVATION OF "SHEEP" BASED ON TIDAL OBSERVATIONS AT BEAR COVE IS 18.50 FT.
CERTIFICATE OF OWNERSHIP AND DEDICATION
NOTARY'S ACKNOWLEDGEMENT
CERTIFICATE OF APPROVAL BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION
SCALE
KENAI PENINSULA RECORDING DISTRICT
HOMER RECORDING DISTRICT
STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES DIVISION OF LAND ANCHORAGE, ALASKA
ALASKA STATE LAND SURVEY 91-38
WITHIN PORTIONS OF T. 3 S., Rs. 10 & 11 W., T. 4 S., Rs. 9 & 10 W., T. 5 S., Rs. 8, 9 & 10 W. AND T. 5 S., R. 8 W., SEWARD MERIDIAN, ALASKA
SCALE 1" = 5280'
FILE NO ASLS 910038
SHEET 1 OF 14 SHEETS


T.2 S.
T.3 S.
U.S.S. 4723
UNSURVEYED
R.12 W.
R.11 W.
R.10 W.
TRACT B
TRANSMISSION LINE RIGHT-OF-WAY
TRACT B1
129.34 AC.
CARIBOU LAKE
DETAIL
SEE
TR A
TR B
TR C
TR C1
TR C2
TR A1
TR A2
TR A3
TR A4
CENTERLINE FRITZ CREEK-SOLDOTNA TRANSMISSION LINE
A.S.L.S. 80-155
T.3 S.
T.4 S.
DETAIL
SCALE: 1"=500'
ASLS 80-155
AP4
APS
N.88°31'30"E.
S.54°12'44"E.
S.87°04'31"E.
2100.24
2080.88
1039.95
617.07
597.45
103.87
1039.46
895.34
5123.99
Mean Magnetic Declination 25° E, BLM 1986
92-46
RECORDED - FILED
Homer
11-4 92
2511 P
SCALE
AREA TABULATION
SECTION 23
TRACT B 26.15 acres
TOTAL 26.15 acres
SECTION 25
TRACT A2 42.48 acres
TOTAL 42.48 acres
SECTION 26
TRACT C2 20.78 acres
TOTAL 20.78 acres
TRACT B
TRACT B1 129.34 acres
TOTAL 129.34 acres
TOTAL PROJECT
218.75 acres
DATE OF SURVEY:
Beginning SEPT. 23, 1991
Ending OCT. 21, 1991
NAME OF SURVEYOR:
CRAZY MOUNTAINS J.V.
4807 BUCKINGHAM WAY
ANCHORAGE, ALASKA 99503
STATE OF ALASKA
DEPARTMENT OF NATURAL RESOURCES
DIVISION OF LAND
ANCHORAGE, ALASKA
ALASKA STATE LAND SURVEY 91-38
WITHIN SECTIONS 23, 25, 26, AND TRACT B
T.3 S., R.11 W., SEWARD MERIDIAN, ALASKA
HOMER RECORDING DISTRICT
DRAWN BY / DATE
DEA / 10-91
APPROVAL RECOMMENDED
CHIEF Cadastral Surveyor
Date
SCALE
1" = 2000'
CHECKED
KJL
FILE NO.
ASLS 910038
SHEET 2 OF 14 SHEETS

AREA TABULATION	
TRACT B	
TRACT B1	263.62 acres
TOTAL	263.62 acres
TOTAL PROJECT	
263.62 acres	

SCALE

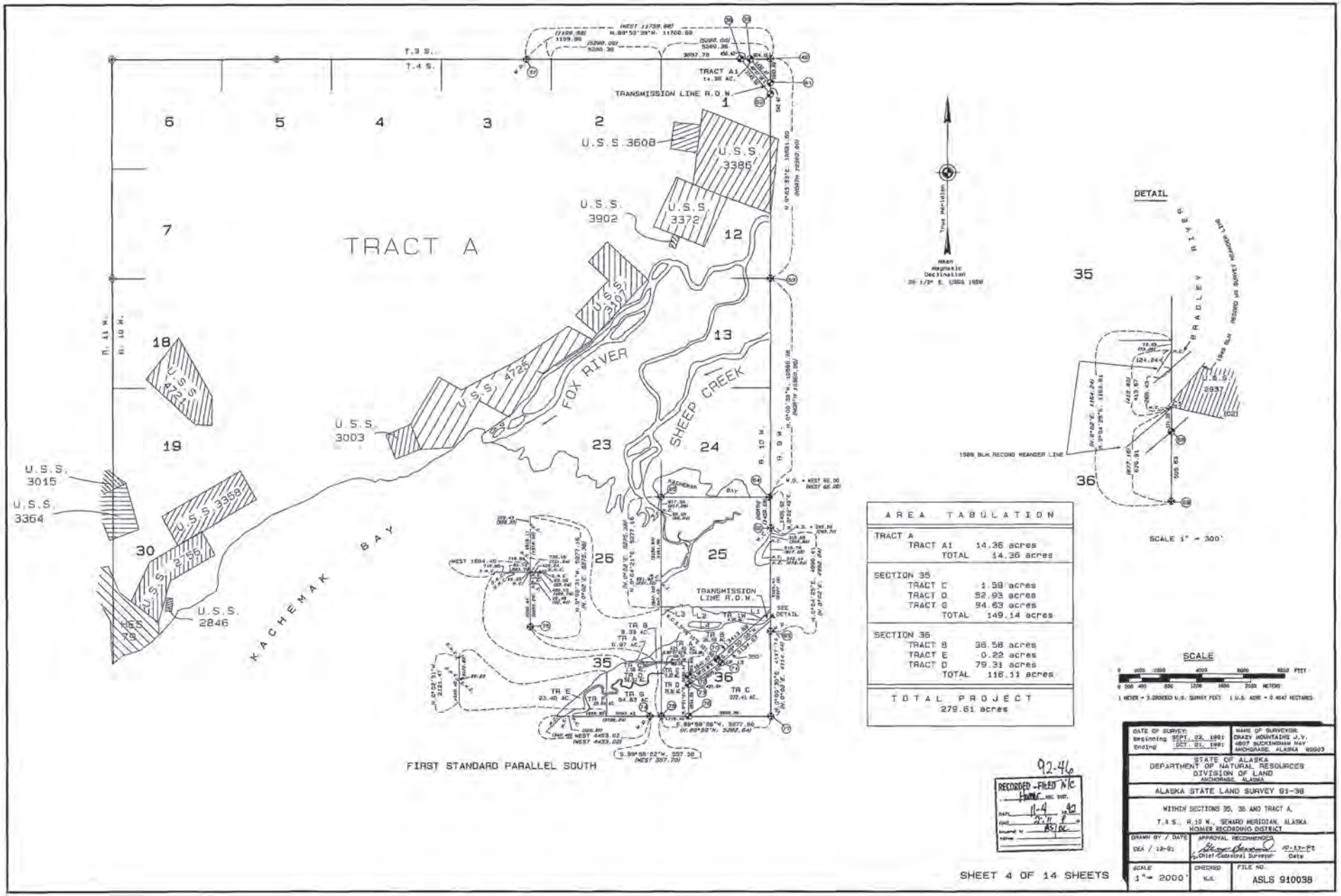
1 METER = 3.280833 U.S. SURVEY FEET 1 U.S. ACRE = 0.4047 HECTARES

92-46

RECORDED - FILED - N/C
HOMER REC. DIST.
DATE: 11-4 1992
TIME: 2:11 P
REQUEST BY: ASLpc

DATE OF SURVEY: Beginning SEPT. 23, 1991 Ending OCT. 21, 1991	NAME OF SURVEYOR: CRAZY MOUNTAINS J.V. ARDT BUCKINGHAM WAY ANCHORAGE, ALASKA 99503
STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES DIVISION OF LAND ANCHORAGE, ALASKA	
ALASKA STATE LAND SURVEY 91-38	
WITHIN TRACT A	
T.3 S., R.10 W., SEWARD MERIDIAN, ALASKA HOMER RECORDING DISTRICT	
DRAWN BY / DATE: CEA / 12-91	APPROVAL RECOMMENDED: Chief Cadastral Surveyor, Date 10-27-92
SCALE: 1" = 2000'	CHECKED: K.K.
FILE NO.: ASLS 910038	

SHEET 3 OF 14 SHEETS



AREA TABULATION		
TRACT A		
	TRACT A1	14.36 acres
	TOTAL	14.36 acres
SECTION 35		
	TRACT C	1.59 acres
	TRACT D	52.93 acres
	TRACT G	94.63 acres
	TOTAL	149.14 acres
SECTION 36		
	TRACT B	36.58 acres
	TRACT E	0.22 acres
	TRACT D	79.31 acres
	TOTAL	116.11 acres
TOTAL PROJECT		279.61 acres

92-416
RECORDED - FILED - INDEXED
HOMER REC. DIST.
DATE 11-4 1992
TIME 2:11 P.M.
BOOK 85 PAGE

SHEET 4 OF 14 SHEETS

DATE OF SURVEY:
Beginning SEPT. 23, 1991
Ending OCT. 21, 1991

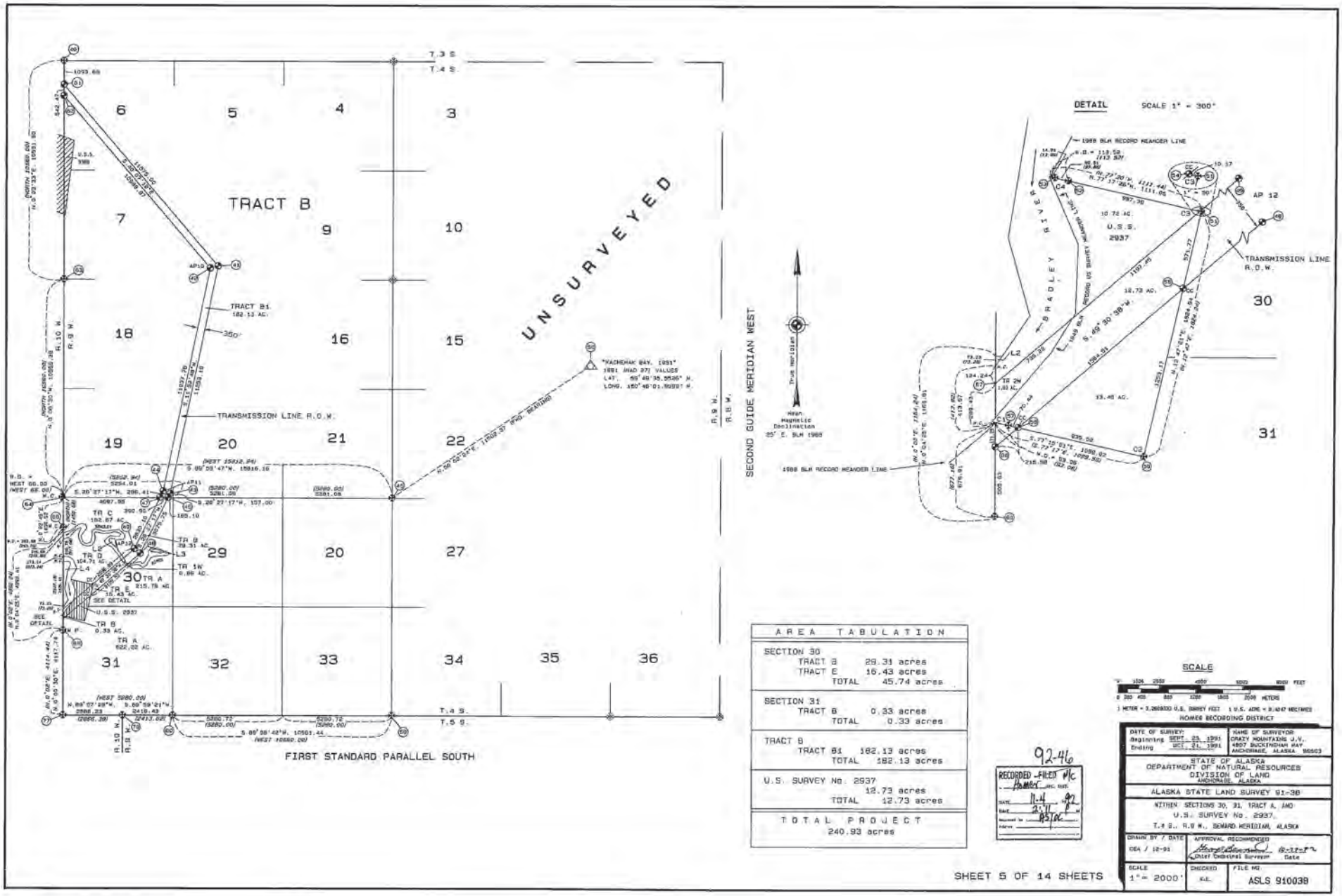
NAME OF SURVEYOR:
CRAZY MOUNTAINS J.V.
4807 BUCKNINGHAM WAY
ANCHORAGE, ALASKA 99507

STATE OF ALASKA
DEPARTMENT OF NATURAL RESOURCES
DIVISION OF LAND
ANCHORAGE, ALASKA

ALASKA STATE LAND SURVEY 91-38

WITHIN SECTIONS 35, 36 AND TRACT A,
T.4 S., R.10 W., SEWARD MERIDIAN, ALASKA
HOMER RECORDING DISTRICT

DRAWN BY / DATE	APPROVAL RECOMMENDED	
DEA / 12-92	Chief Cadastral Surveyor	12-17-92 Date
SCALE 1" = 2000'	CHECKED K.H.	FILE NO. ASLS 910038



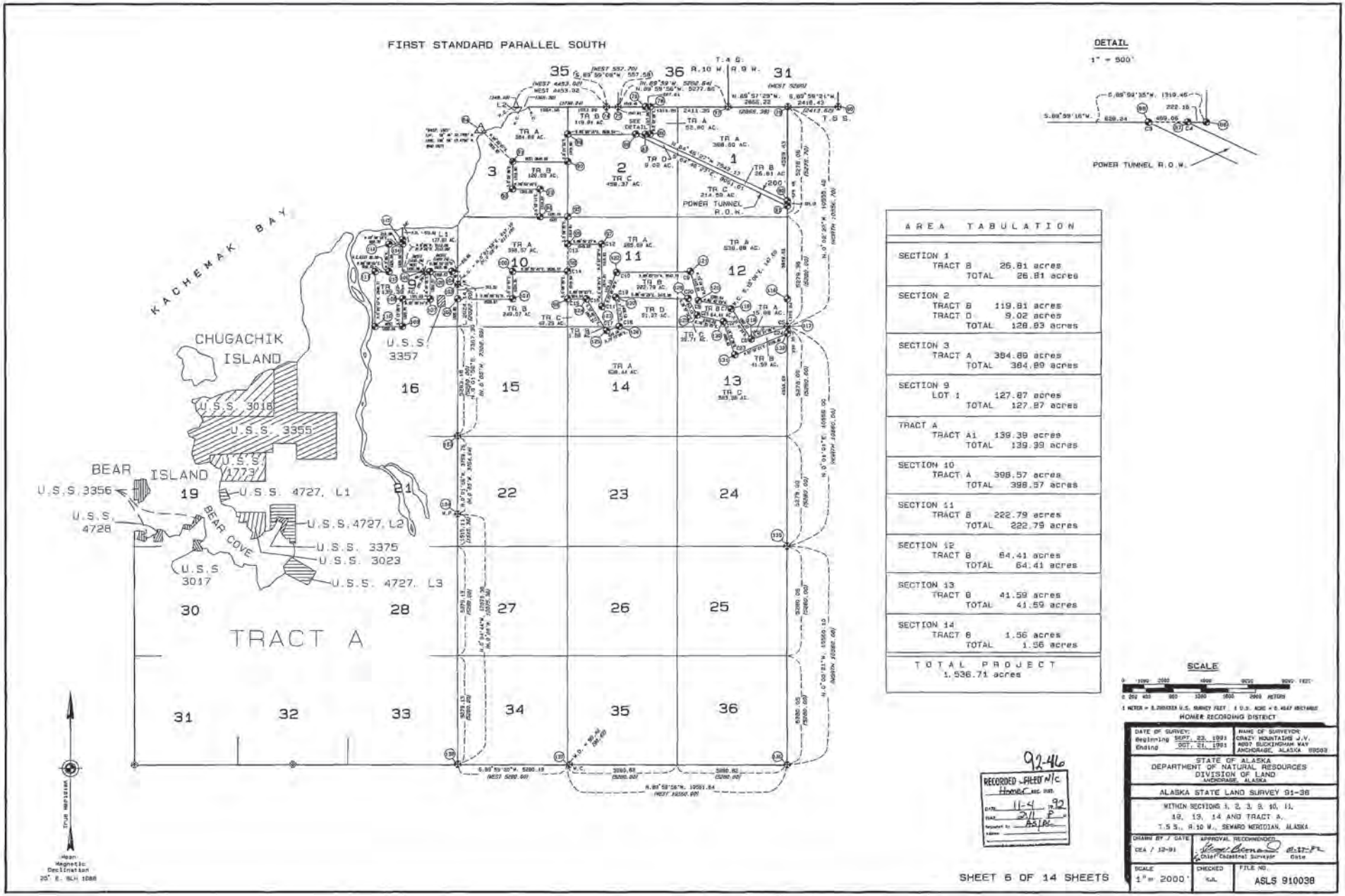
AREA TABULATION		
SECTION 30		
	TRACT B	29.31 acres
	TRACT E	16.43 acres
	TOTAL	45.74 acres
SECTION 31		
	TRACT B	0.33 acres
	TOTAL	0.33 acres
TRACT B		
	TRACT B1	182.13 acres
	TOTAL	182.13 acres
U.S. SURVEY No. 2937		
		12.73 acres
	TOTAL	12.73 acres
TOTAL PROJECT		
		240.93 acres

92-46
RECORDED - FILED - M/C
Homer REC. DIST.
DATE 11-4-92
TIME 2:11 P.M.
REQUEST ASTAC
FEE

SCALE
1 METER = 3.2808333 U.S. SURVEY FEET 1 U.S. ACRE = 0.4047 HECTARES
HOMER RECORDING DISTRICT

DATE OF SURVEY: Beginning SEPT. 23, 1991 Ending OCT. 21, 1991	NAME OF SURVEYOR: CRAZY MOUNTAINS U.V. 4807 BUCKINGHAM WAY ANCHORAGE, ALASKA 99503
STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES DIVISION OF LAND ANCHORAGE, ALASKA	
ALASKA STATE LAND SURVEY 91-38	
WITHIN SECTIONS 30, 31, TRACT A, AND U.S. SURVEY No. 2937, T.4 S., R.9 W., SEWARD MERIDIAN, ALASKA	
DRAWN BY / DATE: CBA / 12-91	APPROVAL RECOMMENDED: Chief Cadastral Surveyor, Date 12-17-92
SCALE: 1" = 2000'	CHECKED: K.E.
	FILE NO: ASLS 910038

SHEET 5 OF 14 SHEETS



AREA TABULATION	
SECTION 1	
TRACT B	26.81 acres
TOTAL	26.81 acres
SECTION 2	
TRACT B	119.81 acres
TRACT D	9.02 acres
TOTAL	128.83 acres
SECTION 3	
TRACT A	384.89 acres
TOTAL	384.89 acres
SECTION 9	
LOT 1	127.87 acres
TOTAL	127.87 acres
TRACT A	
TRACT A1	139.39 acres
TOTAL	139.39 acres
SECTION 10	
TRACT A	398.57 acres
TOTAL	398.57 acres
SECTION 11	
TRACT B	222.79 acres
TOTAL	222.79 acres
SECTION 12	
TRACT B	64.41 acres
TOTAL	64.41 acres
SECTION 13	
TRACT B	41.59 acres
TOTAL	41.59 acres
SECTION 14	
TRACT B	1.56 acres
TOTAL	1.56 acres
TOTAL PROJECT	
1,536.71 acres	

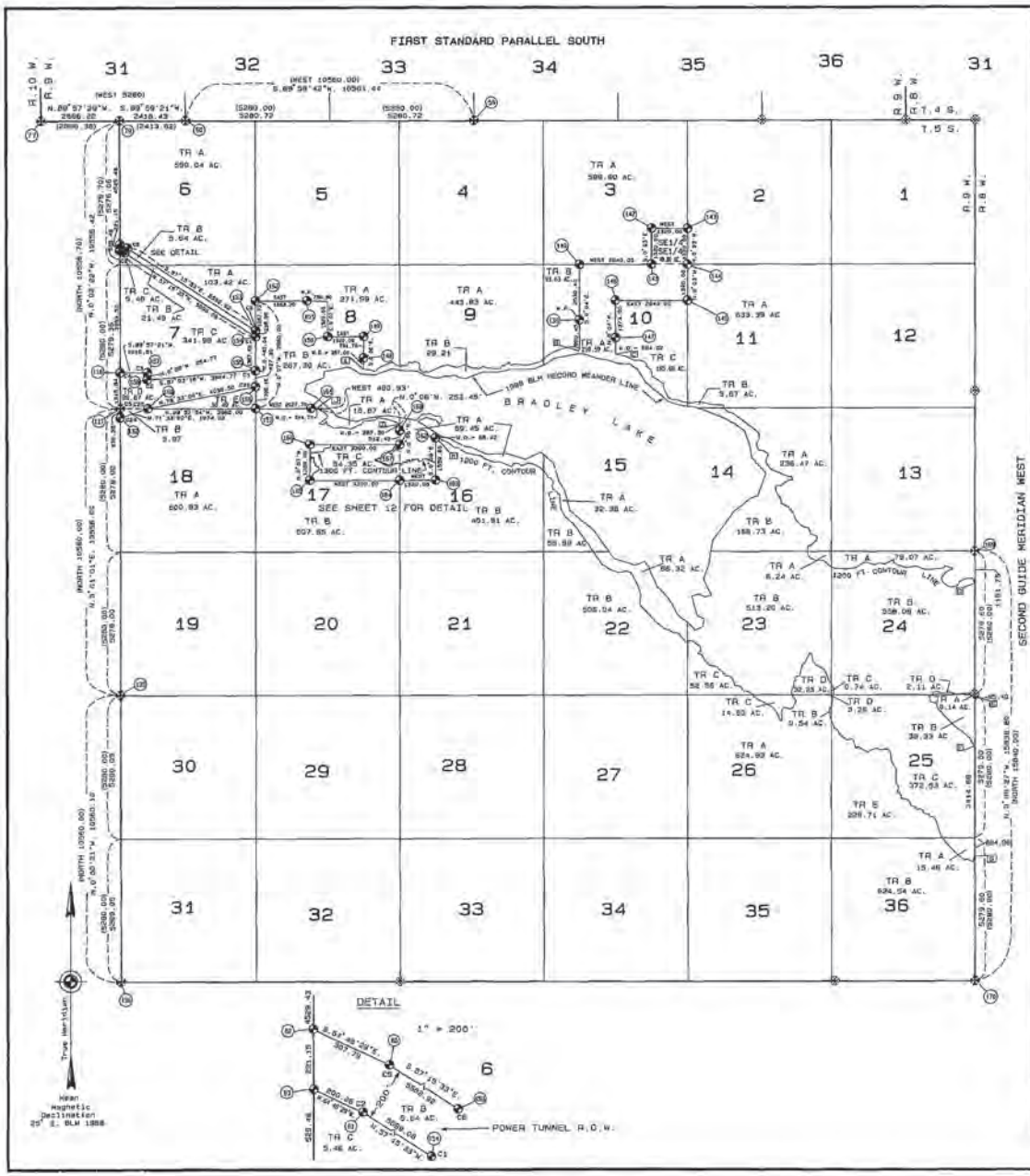
SCALE

HOMER RECORDING DISTRICT

92-46
RECORDED - FILED N/C
Homer Rec. Dist.
DATE 11-4-92
TIME 2:11 P
Requested by ASLS
Address

DATE OF SURVEY: Beginning SEPT. 23, 1991 Ending OCT. 21, 1991	NAME OF SURVEYOR: CRAZY MOUNTAINS J.V. 4007 BUCKINGHAM WAY ANCHORAGE, ALASKA 99503
STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES DIVISION OF LAND ANCHORAGE, ALASKA	
ALASKA STATE LAND SURVEY 91-36	
WITHIN SECTIONS 1, 2, 3, 9, 10, 11, 12, 13, 14 AND TRACT A, T.5 S., R.10 W., SEWARD MERIDIAN, ALASKA	
DRAWN BY / DATE: CEA / 12-91	APPROVAL RECOMMENDED: Chief, Cadastral Surveyor / Date: 10-27-92
SCALE: 1" = 2000'	CHECKED: T.M.
FILE NO.: ASLS 910038	

SHEET 6 OF 14 SHEETS

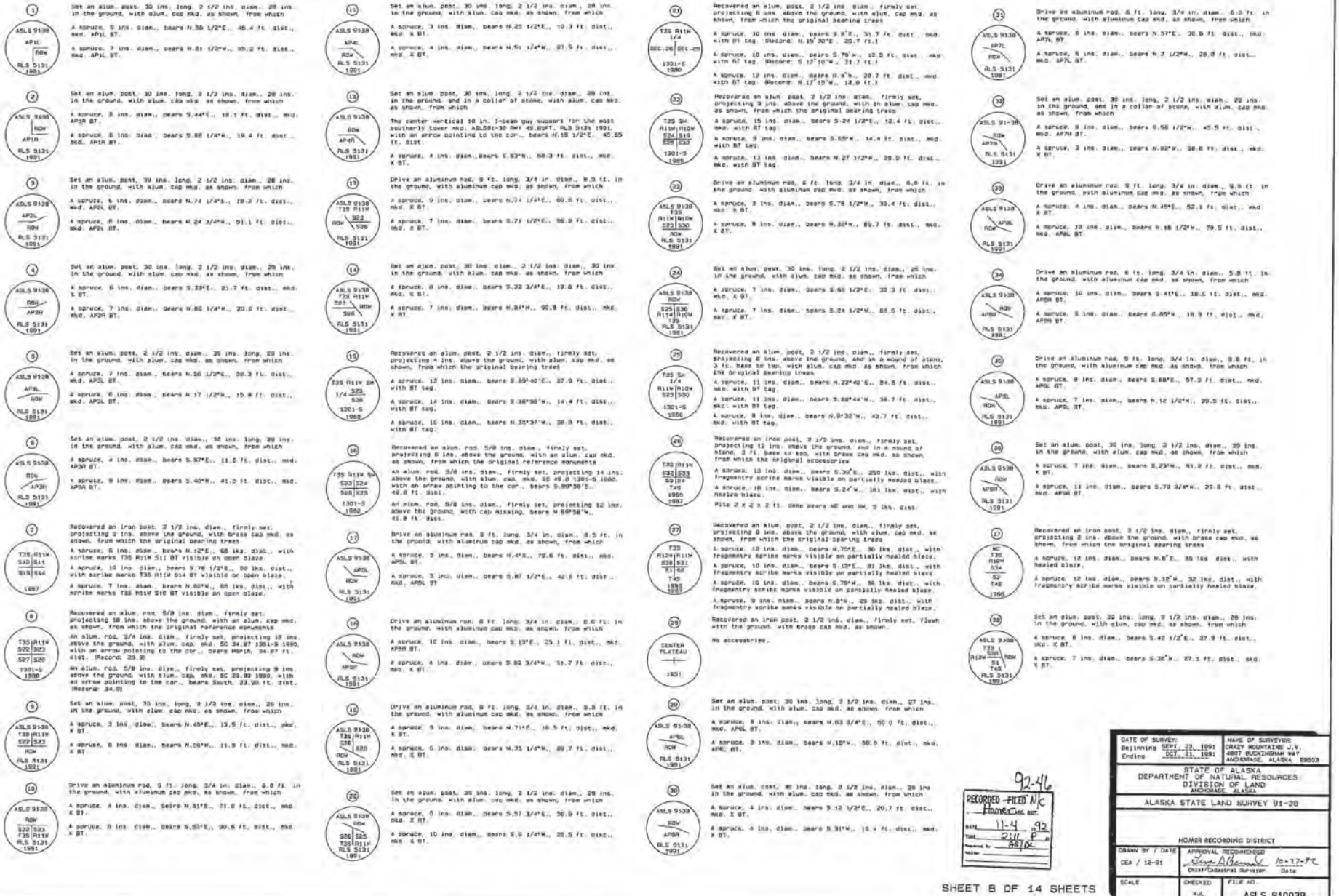


AREA TABULATION

SECTION 3		
	SE1/4 SE1/4	40.00 acres
	TOTAL	40.00 acres
SECTION 6		
	TRACT B	5.64 acres
	TOTAL	5.64 acres
SECTION 7		
	TRACT B	21.45 acres
	TRACT D	99.67 acres
	TOTAL	121.12 acres
SECTION 8		
	TRACT B	267.30 acres
	TOTAL	267.30 acres
SECTION 9		
	TRACT B	29.21 acres
	TOTAL	29.21 acres
SECTION 10		
	TRACT A	210.59 acres
	TOTAL	210.59 acres
SECTION 11		
	TRACT B	5.67 acres
	TOTAL	5.67 acres
SECTION 14		
	TRACT B	168.73 acres
	TOTAL	168.73 acres
SECTION 15		
	TRACT A	32.38 acres
	TOTAL	32.38 acres
SECTION 16		
	TRACT A	69.45 acres
	TRACT C	21.29 acres
	TRACT D	1.93 acres
	TOTAL	92.97 acres
SECTION 17		
	TRACT A	15.72 acres
	TRACT C	84.35 acres
	TRACT D	7.50 acres
	TRACT E	7.75 acres
	TOTAL	115.72 acres
SECTION 18		
	TRACT B	3.97 acres
	TOTAL	3.97 acres
SECTION 22		
	TRACT A	66.32 acres
	TOTAL	66.32 acres
SECTION 23		
	TRACT B	513.20 acres
	TOTAL	513.20 acres
SECTION 24		
	TRACT B	558.08 acres
	TOTAL	558.08 acres
SECTION 25		
	TRACT A	0.14 acres
	TRACT C	372.53 acres
	TOTAL	372.67 acres
SECTION 26		
	TRACT B	0.54 acres
	TRACT C	14.53 acres
	TOTAL	15.07 acres
SECTION 36		
	TRACT A	15.46 acres
	TOTAL	15.46 acres
TOTAL PROJECT		2,633.80 acres

1200 FT. CONTOUR LINE

BEARING	DISTANCE
N. 71° 44' W.	71.28 ft.
S. 75° 00' W.	440.00 ft.
S. 85° 00' W.	66.00 ft.
S. 14° 15' W.	66.64 ft.
S. 75° 00' W.	132.00 ft.
S. 85° 00' W.	72.60



92-46

RECORDED - FILED N/C
HOMER REC. DIST.
DATE 11-4 92
TIME 2:11 P
Requested by AS/DL
Address

SHEET 8 OF 14 SHEETS

DATE OF SURVEY: Beginning SEPT. 23, 1991 Ending OCT. 31, 1991	NAME OF SURVEYOR: CRAZY MOUNTAINS J.V. 4807 BUCKINGHAM WAY ANCHORAGE, ALASKA 99503
STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES DIVISION OF LAND ANCHORAGE, ALASKA	
ALASKA STATE LAND SURVEY 91-38	
HOMER RECORDING DISTRICT	
DRAWN BY / DATE: CEA / 12-91	APPROVAL RECOMMENDED: Chief, Cadastral Surveyor. 10-27-92 Date
SCALE	CHECKED: K.J.L.
	FILE NO.: ASLS 910038

(39)

Set an alum. post, 30 ins. long, 2 1/2 ins. diam., 28 ins. in the ground, with alum. cap mkd. as shown, from which

A spruce, 8 ins. diam., bears N.2°E., 17.7 ft. dist., mkd. X BT.

A spruce, 9 ins. diam., bears S.73 1/2°E., 12.3 ft. dist., mkd. X BT.

(40)

Recovered an iron post, 2 1/2 ins. diam., firmly set, projecting 10 ins. above the ground, with brass cap mkd. as shown, from which the original bearing trees

A spruce, 8 ins. diam., bears N.72°E., 33 lks. dist., with fragmentry scribe marks visible on partially healed blaze.

A spruce, 6 ins. diam., bears S.26°E., 34 lks. dist., with fragmentry scribe marks visible on partially healed blaze.

A spruce, 8 ins. diam., bears S.86°W., 26 lks. dist., with scribe marks T3S R10W S1 BT visible on open blaze.

A spruce, 10 ins. diam., bears N.49°W., 35 lks. dist., with scribe marks T3S R10W S36 BT visible on open blaze.

An orange fiberglass cone is over and wired to the iron post.

(41)

Set an alum. post, 30 ins. long, 2 1/2 ins. diam., 28 ins. in the ground, with alum. cap mkd. as shown, from which

A spruce, 11 ins. diam., bears N.40°E., 23.7 ft. dist., mkd. AP10L BT.

A spruce, 12 ins. diam., bears S.34°E., 19.8 ft. dist., mkd. AP10L BT.

(42)

Set an alum. post, 30 ins. long, 2 1/2 ins. diam., 27 ins. in the ground, and in a collar of stone, with alum. cap mkd. as shown, from which

A spruce, 10 ins. diam., bears S.25°W., 71.2 ft. dist., mkd. AP10R BT.

A spruce, 11 ins. diam., bears N.76 1/4°E., 55.7 ft. dist., mkd. AP10R BT.

(43)

Cement an alum. rod, 18 ins. long, 3/4 in. diam., 12 ins. in a drill hole in exposed bedrock, with alum. cap mkd. as shown, from which

A spruce, 8 ins. diam., bears S.63°W., 50.1 ft. dist., mkd. X BT.

A spruce, 8 ins. diam., bears S.84°W., 37.2 ft. dist., mkd. AP11R BT.

(44)

Set an alum. post, 30 ins. long, 2 1/2 ins. diam., 28 ins. in the ground, with alum. cap mkd. as shown, from which

A spruce, 22 ins. diam., bears N.81°E., 46.8 ft. dist., mkd. AP11L BT.

A spruce, 17 ins. diam., bears S.65°E., 34.8 ft. dist., mkd. AP11L BT.

(45)

Recovered an iron post, 2 1/2 ins. diam., firmly set, projecting 3 ins. above the ground, with brass cap mkd. as shown, from which the original accessories

Pile 2 x 2 x 2 ft. deep bears NE, SE, SW AND NW, 3 ft. dist.

(46)

Cement an alum. rod, 18 ins. long, 3/4 in. diam., 8 ins. in a drill hole in bedrock, which is 8 ins. under the surface of the ground, with alum. cap mkd. as shown, from which

A spruce, 21 ins. diam., bears N.82°E., 50.6 ft. dist., mkd. X BT.

A spruce, 16 ins. diam., bears S.5°W., 72.3 ft. dist., mkd. X BT.

(47)

Set an alum. post, 30 ins. long, 2 1/2 ins. diam., 22 ins. in the ground, and in a collar of stone, with alum. cap mkd. as shown, from which

A spruce, 19 ins. diam., bears S.29°W., 20.5 ft. dist., mkd. X BT.

A spruce, 13 ins. diam., bears N.59°W., 16.6 ft. dist., mkd. X BT.

(48)

Drive an aluminum rod, 6 ft. long, 3/4 in. diam., 4.5 ft. in the ground, with aluminum cap mkd. as shown, from which

A rebar, 5/8 ins. diam., projecting 4 ins. out of a chunk of concrete, 4 ft. diam., 1 ft. high, with alum. cap mkd. ASLS91-38 RM1 53.0°E., 1991, with an arrow pointing to the cor., bears S. 19°E., 53.0 ft. dist.

A spruce, 6 ins. diam., bears S.45°W., 87.8 ft. dist., mkd. AP12R BT.

(49)

Set an alum. post, 30 ins. long, 2 1/2 ins. diam., 25 ins. in the ground, and in a collar of stone, with alum. cap mkd. as shown, from which

A spruce, 10 ins. diam., bears S.60°E., 35.7 ft. dist., mkd. AP12L BT.

A spruce, 11 ins. diam., bears S.23°W., 27.6 ft. dist., mkd. AP12L BT.

(50)

Recovered an iron post, 2 1/2 ins. diam., firmly set, projecting 2 ins. above the ground, with brass cap mkd. as shown.

No accessories.

(51)

Recovered an iron post, 1 in. diam., firmly set, projecting 4 ins. above the ground, with brass cap mkd. as shown, from which the original bearing trees

A spruce stump, 11 ins. diam., bears S.2°W., 117 lks. dist., with scribe marks X BT visible on open blaze.

A spruce snag, 4 ins. diam., bears S.22 1/2°W., 52 lks. dist., with scribe marks S2937 C3 BT visible on open blaze.

A spruce, 24 ins. diam., bears S.48 1/2°W., 43 lks. dist., with scribe marks 2937C3 BT visible on open blaze.

(52)

Recovered an iron post, 2 1/2 ins. diam., firmly set, projecting 8 ins. above the ground, and in a collar of stone, with brass cap mkd. as shown, from which the original accessory

A mound of stone, 2 1/2 ft. base, 1/2 ft. high, bears S.77°E., 10 lks. dist.

(53)

Recovered an iron post, 2 1/2 ins. diam., firmly set, projecting 4 ins. above the ground, and in a collar of stone, with brass cap mkd. as shown, from which the original accessory

A mound of stone, 2 1/2 ft. base, 1 ft. high, bears S.77°E., 10 lks. dist.

(54)

Drive an aluminum rod, 3 ft. long, 3/4 in. diam., 0.5 ft. in the ground, with aluminum cap mkd. as shown, from which

A spruce, 9 ins. diam., bears S.6 1/2°E., 80.2 ft. dist., mkd. X BT.

A spruce, 7 ins. diam., bears N.87 1/2°W., 43.4 ft. dist., mkd. X BT.

(55)

Set an alum. post, 30 ins. long, 2 1/2 ins. diam., 28 ins. in the ground, and in a collar of stone, with alum. cap mkd. as shown, from which

A spruce, 7 ins. diam., bears S.58°E., 14.1 ft. dist., mkd. X BT.

A spruce, 10 ins. diam., bears S.44°W., 8.5 ft. dist., mkd. X BT.

(56)

Recovered an iron post, 1 in. diam., firmly set, projecting 10 ins. above the ground, with brass cap mkd. as shown, from which the original bearing trees

A spruce, 11 ins. diam., bears N.58°W., 15 lks. dist., with healed blaze.

A spruce, 17 ins. diam., bears N.17 1/2°W., 40 lks. dist., with healed blaze.

(57)

Recovered an iron post, 2 1/2 ins. diam., firmly set, projecting 8 ins. above the ground, and in a mound of stone, 2 1/2 ft. base in top, with brass cap mkd. as shown, from which the original accessory

A mound of stone, 2 1/2 ft. base, 1 ft. high, bears S.77°E., 10 lks. dist.

(58)

Drive an aluminum rod, 6 ft. long, 3/4 in. diam., 5.5 ft. in the ground, with aluminum cap mkd. as shown, from which

A rebar, 30 ins. long, 5/8 ins. diam., 26 ins. in the ground, with alum. cap mkd. ASLS91-38 RM1 46.0°E., 1991, with an arrow pointing to the cor., bears S.10°E., 26.0 ft. dist.

A rebar, 30 ins. long, 5/8 ins. diam., 26 ins. in the ground, with alum. cap mkd. ASLS91-38 RM2 22.0°E., 1991, with an arrow pointing to the cor., bears S.70°W., 22.2 ft. dist.

(59)

Recovered an iron post, 2 1/2 ins. diam., firmly set, projecting 2 ins. above the ground, with brass cap mkd. as shown, from which the original accessory

An aluminum rod, 3/4 in. diam., firmly set, projecting 30 ins. above the ground, and in a mound of stone 3 ft. base, 2 ft. high, bears North, 10 lks. dist., with an orange triangular marker on the top.

(60)

Recovered an iron post, 2 1/2 ins. diam., firmly set, projecting 2 ins. above the ground, with brass cap mkd. as shown, from which the original bearing trees

A spruce, 5 ins. diam., bears N.22°E., 58 lks. dist., with scribe marks X BT visible on open blaze.

A spruce, 10 ins. diam., bears N.50°W., 12 lks. dist., with scribe marks T4S ROW S21 SC BT visible on open blaze

(61)

Set an alum. post, 30 ins. long, 2 1/2 ins. diam., 28 ins. in the ground, with alum. cap mkd. as shown, from which

A spruce, 7 ins. diam., bears N.31 1/2°E., 23.0 ft. dist., mkd., X BT.

A spruce, 8 ins. diam., bears N.89°W., 17.9 ft. dist., mkd. X BT.

(62)

Set an alum. post, 30 ins. long, 2 1/2 ins. diam., 29 ins. in the ground, with alum. cap mkd. as shown, from which

A spruce, 5 ins. diam., bears S.19 1/2°E., 8.2 ft. dist., mkd. X BT.

A spruce, 8 ins. diam., bears S.88 1/2°W., 19.9 ft. dist., mkd. X BT.

(63)

Recovered an iron post, 2 1/2 ins. diam., firmly set, projecting 4 ins. above the ground, with brass cap mkd. as shown, from which

An orange fiberglass cone is over and wired to the iron post.

(64)

Recovered an iron post, 2 1/2 ins. diam., firmly set, projecting 3 ins. above the ground, and in a collar of stone, with brass cap mkd. as shown, from which the original accessory

A mound of stone, 2 1/2 ft. base, 2 ft. high, bears West, 10 lks. dist.

(65)

Recovered an iron post, 2 1/2 ins. diam., firmly set, projecting 12 ins. above the ground, and in a collar of stone, with brass cap mkd. as shown, from which the original accessory

A mound of stone, 2 1/2 ft. base, 2 ft. high, bears west, 10 lks. dist.

(66)

Recovered an iron post, 2 1/2 ins. diam., firmly set, projecting 4 ins. above the ground, and in a mound of stone, 3 ft. base to top, with brass cap mkd. as shown, from which the original accessory

An aluminum rod, 3/4 in. diam., firmly set, projecting 14 ins. above the ground, bears North, 10 lks. dist., with an orange triangular marker on the top.

(68)

Drive an aluminum rod, 6 ft. long, 3/4 in. diam., 5.5 ft. in the ground, with aluminum cap mkd. as shown, from which

A rebar, 30 ins. long, 5/8 ins. diam., 26 ins. in the ground, with alum. cap mkd. ASLS91-38 RM1 53.0°E., 1991, with an arrow pointing to the cor., bears S.50°W., 83.0 ft. dist.

A rebar, 30 ins. long, 5/8 ins. diam., 26 ins. in the ground, with alum. cap mkd. ASLS91-38 RM2 39.1°E., 1991, with an arrow pointing to the cor., bears N.38°W., 39.1 ft. dist.

(69)

Recovered an iron post, 2 1/2 ins. diam., firmly set, projecting 8 ins. above the ground, and in a mound of slope, 2 ft. base to top, with brass cap mkd. as shown, from which the original accessories

A mound of stone, 3 ft. base, 3 ft. high, bears North, 15 lks. dist.

A spruce, 8 ins. diam., bears S.80°E., 21 lks. dist., mkd. X BT.

A spruce, 11 ins. diam., bears N.45°W., 33 lks. dist., mkd. X BT.

(70)

Set an alum. post, 30 ins. long, 2 1/2 ins. diam., 28 ins. in the ground, and in a collar of stone, with alum. cap mkd. as shown, from which

A rebar, 30 ins. long, 5/8 ins. diam., 26 ins. in the ground, with alum. cap mkd. ASLS91-38 RM1 7.8FT. 1991, with an arrow pointing to the cor., bears N.8°E., 7.8 ft. dist.

The center vertical 10 in. I-beam guy support for tower number 19-180, mkd. ASLS91-38 RM2 20.6 1991, bears S.82 1/2°E., 20.6 ft. dist.

(71)

Set an alum. post, 30 ins. long, 2 1/2 ins. diam., 28 ins. in the ground, with alum. cap mkd. as shown, from which

A spruce, 8 ins. diam., bears S.60°E., 15.8 ft. dist., mkd. AP13L BT.

A spruce, 7 ins. diam., bears S.37°W., 16.7 ft. dist., mkd. X BT.

(72)

Set an alum. post, 30 ins. long, 2 1/2 ins. diam., 29 ins. in the ground, and in a collar of stone, with alum. cap mkd. as shown, from which

A rebar, 30 ins. long, 5/8 ins. diam., 26 ins. in the ground, with alum. cap mkd. ASLS91-38 RM1 8.0FT. ALS 5131 1991, with an arrow pointing to the cor., bears S.45°W., 8.0 ft. dist.

A rebar, 30 ins. long, 5/8 ins. diam., 26 ins. in the ground, with alum. cap mkd. ASLS91-38 RM2 8.0FT. ALS 5131 1991, with an arrow pointing to the cor., bears N.45°W., 8.0 ft. dist.

(73)

Set an alum. post, 30 ins. long, 2 1/2 ins. diam., 28 ins. in the ground, and in a collar of stone, with alum. cap mkd. as shown, from which

A spruce, 15 ins. diam., bears S.38 1/2°E., 86.7 ft. dist., mkd. X BT.

A spruce, 13 ins. diam., bears S.85 3/4°W., 225.7 ft. dist., mkd. X BT.

(74)

Recovered an iron post, 2 1/2 ins. diam., Firmly set, flush with the ground, with brass cap mkd. as shown, from which the original accessories

A mound of stone, 2 1/2 ft. base, 1 1/2 ft. high, bears North, 10 lks. dist.

A spruce, 14 ins. diam., bears N.60°E., 97 lks. dist., mkd. X BT.

(75)

Recovered an iron post, 2 1/2 ins. diam., firmly set, projecting 6 ins. above the ground, and in a mound of stone, 3 ft. base to top, with brass cap mkd. as shown, from which the original bearing trees

A spruce, 13 ins. diam., bears N.65°E., 23 lks. dist., with fragmentry scribe marks visible on partially healed blaze.

A spruce, 14 ins. diam., bears S.32°E., 43 lks. dist., with fragmentry scribe marks visible on partially healed blaze.

A spruce, 8 ins. diam., bears N.36°W., 38 lks. dist., with healed blaze.

92-46

RECORDED - FILED
HOMER REC. DIST.
DATE 11-4-92
TIME 2:41 P.M.
Recorded By AS/BC
Address

DATE OF SURVEY: Beginning Sept. 23, 1991 Ending Oct. 21, 1991	NAME OF SURVEYOR: CRAZY MOUNTAINS J.V. 4807 BUCKINGHAM WAY ANCHORAGE, ALASKA 99503

STATE OF ALASKA
DEPARTMENT OF NATURAL RESOURCES
DIVISION OF LAND
ANCHORAGE, ALASKA

ALASKA STATE CADASTRAL SURVEY

HOMER RECORDING DISTRICT

DRAWN BY / DATE: CEA / 12-01	APPROVAL RECOMMENDED: Chief Cadastral Surveyor	Date 10-23-92
SCALE:	CHECKED: K.S.	FILE NO.: ASCS 910038

SHEET 9 OF 14 SHEETS

ASLS 91-38

(75)
SC
ASLS 9138
W1/16 S36
RLS 5131
1991

Set an alum. post, 30 ins., long, 2 1/2 ins. diam., 27 ins., in the ground, and in a collar of stone, with alum. cap mkd. as shown, from which

A spruce, 13 ins. diam., bears N.74°E., 31.9 ft. dist., mkd. W 3/16 S36 SC BT.

A spruce, 8 ins. diam., bears N.75 1/2°W., 24.1 ft. dist., mkd. W 1/16 S36 SC BT.

(77)
SC
T4S R10W S36 S31
1988

Recovered an iron post, 2 1/2 ins. diam., firmly set, projecting 2 ins. above the ground, with brass cap mkd. as shown, from which the original bearing trees

A spruce, 26 ins. diam., bears N.63°E., 62 lks. dist., with scribe marks T4S R9W S31 SC BT visible on open blaze

A spruce, 16 ins. diam., bears N.31°W., 124 lks. dist., with scribe marks T4S R10W S36 SC BT visible on open blaze.

(78)
ASLS 9138
E1/16 S2
RLS 5131
1991

Set an alum. post, 30 ins. long, 2 1/2 ins. diam., 27 ins. in the ground, and in a collar of stone, with alum. cap mkd. as shown, from which

A spruce, 13 ins. diam., bears S.30°E., 27.9 ft. dist., mkd. E 1/16 S32 BT.

A spruce, 9 ins. diam., bears S.10°W., 44.4 ft. dist., mkd. E 1/16 S2 BT.

(79)
T4S R9W
S31
S1 S6
R10W R9W
T5S
1988

Recovered a brass cadist, 3 1/4 ins. diam., cemented in a drill hole in exposed bedrock, with cap mkd. as shown, from which the original bearing trees

A spruce, 13 ins. diam., bears S.8°E., 71 lks. dist., with scribe marks T5S R9W S6 BT visible on open blaze.

A spruce, 10 ins. diam., bears S.33°W., 64 lks. dist., with scribe marks T5S R10W S1 BT visible on open blaze.

(80)
ASLS 9138
WC
C2
ROW
RLS 5131
1991

Cement an alum. rod, 18 ins. long, 3/4 in. diam., 7 ins. in a drill hole in exposed bedrock, with alum. cap mkd. as shown, from which

A magnet in a drill hole, 6 ins. deep, in exposed bedrock, size indeterminate, bears S.55°E., 33.5 ft. dist.

A magnet in a drill hole, 6 ins. deep, in exposed bedrock, size indeterminate, bears N.88°W., 5.5 ft. dist.

(81)
ASLS 9138
ROW
C5
RLS 5131
1991

Cement an alum. rod, 18 ins. long, 3/4 in. diam., 10 ins. in a drill hole in exposed bedrock, with alum. cap mkd. as shown, from which

A spruce, 5 ins. diam., bears N.47 1/2°E., 28.8 ft. dist., mkd. X BT.

A magnet in a drill hole, 6 ins. deep, in exposed bedrock, size indeterminate, bears S.58°E., 18.1 ft. dist.

(82)
ASLS 9138
T5S
R10W R9W
S1 S6
ROW
RLS 5131
1991

Set an alum. post, 30 ins. long, 2 1/2 ins. diam., 28 ins. in the ground, with alum. cap mkd. as shown, from which

A magnet in a drill hole, 6 ins. deep, in exposed bedrock, 6 x 4 x 3 ft. high, bears N.90°W., 20.8 ft. dist.

A spruce, 5 ins. diam., bears N.10 1/4°W., 93.3 ft. dist., mkd. X BT.

(83)
ASLS 9138
ROW
S1 S6
R10W R9W
T5S
RLS 5131
1991

Cement an alum. rod, 24 ins. long, 3/4 in. diam., 8 ins. in a drill hole in bedrock, which is 14 ins. under the surface of the ground, with alum. cap mkd. as shown, from which

A spruce, 4 ins. diam., bears S.61°E., 49.8 ft. dist., mkd. X BT.

A magnet in a drill hole, 6 ins. deep, in exposed bedrock, size indeterminate, bears South, 55.5 ft. dist.

(84)
SHEEP
1923

Recovered a standard disk, 3 1/4 ins. diam., cemented flush with the ground in bedrock, mkd. as shown, from which the original accessory

A standard disk reference monument, 3 1/4 ins. diam., cemented flush with the ground in bedrock, bears N.40°38'15"W., 33.24 ft. dist.

(85)
AURORA
1993

Recovered a standard disk, 3 1/4 ins. diam., cemented flush with the ground in bedrock, mkd. as shown,

No accessories.

(86)
ASLS 9138
NE1/16 S2
RLS 5131
1991

Cement an alum. rod, 24 ins. long, 3/4 in. diam., 13 ins. in a drill hole in bedrock, which is 9 ins. under the surface of the ground, with alum. cap mkd. as shown, from which

A spruce, 10 ins. diam., bears N.46°E., 14.2 ft. dist., mkd. NE 1/16 S2 BT.

A spruce, 8 ins. diam., bears S.68 1/2°E., 11.8 ft. dist., mkd. NE 1/16 S2 BT.

(87)
ASLS 9138
T5S R10W
S
W
ROW
RLS 5131
1991

Cement an alum. rod, 24 ins. long, 3/4 in. diam., 13 ins. in a drill hole in bedrock, which is 10 ins. under the surface of the ground, with alum. cap mkd. as shown, from which

A spruce, 18 ins. diam., bears N.71 1/2°E., 31.4 ft. dist., mkd. X BT.

A spruce, 13 ins. diam., bears S.56°W., 24.2 ft. dist., mkd. X BT.

(88)
ASLS 9138
T5S R10W
S
W
ROW
RLS 5131
1991

Cement an alum. rod, 24 ins. long, 3/4 in. diam., 16 ins. in a drill hole in bedrock, which is 8 ins. under the surface of the ground, and in a collar of stone, with alum. cap mkd. as shown, from which

A spruce, 10 ins. diam., bears S.68°W., 27.9 ft. dist., mkd. X BT.

A spruce, 17 ins. diam., bears N.62°W., 24.6 ft. dist., mkd. X BT.

(89)
ASLS 9138
N1/16
S2 S2
RLS 5131
1991

Set an alum. post, 30 ins. long, 2 1/2 ins. diam., 29 ins. in the ground, with alum. cap mkd. as shown, from which

A spruce, 7 ins. diam., bears N.36 1/2°E., 15.2 ft. dist., mkd. N 1/16 S2 BT.

A spruce, 11 ins. diam., bears N.76°W., 28.0 ft. dist., mkd. N 1/16 S2 BT.

(90)
ASLS 9138
T5S R10W
1/4
S2 S2
RLS 5131
1991

Set an alum. post, 30 ins. long, 2 1/2 ins. diam., 29 ins. in the ground, with alum. cap mkd. as shown, from which

A spruce, 7 ins. diam., bears S.37°E., 8.8 ft. dist., mkd. 1/4 S2 BT.

A spruce, 10 ins. diam., bears W.29°W., 9.7 ft. dist., mkd. 1/4 S2 BT.

(91)
ASLS 9138
T5S R10W
C1/4 S2
RLS 5131
1991

Set an alum. post, 30 ins. long, 2 1/2 ins. diam., 28 ins. in the ground, with alum. cap mkd. as shown, from which

A spruce, 18 ins. diam., bears S.48 1/2°E., 40.3 ft. dist., mkd. C 1/4 S2 BT.

A spruce, 18 ins. diam., bears N.68°W., 23.1 ft. dist., mkd. C 1/4 S2 BT.

(92)
ASLS 9138
C
S1/16 S3
C
RLS 5131
1991

Drive an aluminum rod, 3 ft. long, 3/4 in. diam., 2.5 ft. in the ground, and in a mound of stone, 3 ft. base to top, with aluminum cap mkd. as shown, from which

A spruce, 6 ins. diam., bears N.24°E., 25.8 ft. dist., mkd. C5 1/16 S3 BT.

A spruce, 7 ins. diam., bears W.52°W., 8.6 ft. dist., mkd. C5 1/16 S3 BT.

(93)
ASLS 9138
T5S R10W
SE1/16 S3
1965

Set an alum. post, 30 ins. long, 2 1/2 ins. diam., 28 ins. in the ground, with alum. cap mkd. as shown, from which

A spruce, 10 ins. diam., bears N.44 1/2°E., 9.4 ft. dist., mkd. SE 1/16 S3 BT.

A spruce, 19 ins. diam., bears N.42°W., 30.5 ft. dist., mkd. SE 1/16 S3 BT.

(94)
ASLS 9138
E1/16 S3
S10
RLS 5131
1991

Set an alum. post, 30 ins. long, 2 1/2 ins. diam., 28 ins. in the ground, and in a collar of stone, with alum. cap mkd. as shown, from which

A spruce, 8 ins. diam., bears N.30°E., 44.2 ft. dist., mkd. E 1/16 S3 BT.

A spruce, 13 ins. diam., bears S.14 1/2°N., 31.4 ft. dist., mkd. E 1/16 S10 BT.

(95)
ASLS 9138
T5S R10W
S3 S2
S10 S11
RLS 5131
1991

Cement an alum. rod, 18 ins. long, 3/4 in. diam., 12 ins. in a drill hole in bedrock, which is 2 ins. under the surface of the ground, with alum. cap mkd. as shown, from which

A spruce, 10 ins. diam., bears N.41 1/2°E., 43.4 ft. dist., mkd. T5S R10W S2 BT.

A spruce, 8 ins. diam., bears S.87 1/2°E., 32.2 ft. dist., mkd. T5S R10W S11 BT.

A spruce, 18 ins. diam., bears S.83°W., 34.2 ft. dist., mkd. T5S R10W S10 BT.

A spruce, 20 ins. diam., bears N.24 1/2°W., 36.9 ft. dist., mkd. T5S R10W S3 BT.

(96)
ASLS 9138
N1/16
S10 S11
RLS 5131
1991

Cement an alum. rod, 18 ins. long, 3/4 in. diam., 8 ins. in a drill hole in bedrock, with alum. cap mkd. as shown, from which

A birch, 9 ins. diam., bears N.21°E., 26.1 ft. dist., mkd. N BT.

A birch, 8 ins. diam., bears N.53°W., 22.6 ft. dist., mkd. N 1/16 S10 BT.

(97)
ASLS 9138
S11
1/1024
RLS 5131
1991

Set an alum. post, 30 ins. long, 2 1/2 ins. diam., 29 ins. in the ground, and in a mound of stone, 2 1/2 ft. base to top, with alum. cap mkd. as shown, from which

A spruce, 15 ins. diam., bears S.19 3/4°E., 26.4 ft. dist., mkd. 1/1024 S11 BT.

A spruce, 14 ins. diam., bears S.54 1/2°W., 19.0 ft. dist., mkd. 1/1024 S11 BT.

(98)
ASLS 9138
S1/16
S10 S11
RLS 5131
1991

Set an alum. post, 30 ins. long, 2 1/2 ins. diam., 26 ins. in the ground, with alum. cap mkd. as shown, from which

A spruce, 8 ins. diam., bears N.54°E., 32.1 ft. dist., mkd. S 1/16 S11 BT.

A spruce, 8 ins. diam., bears S.46°W., 33.6 ft. dist., mkd. S 1/16 S10 BT.

(99)
ASLS 9138
T5S R10W
1/4
S10 S11
RLS 5131
1991

Cement an alum. rod, 20 ins. long, 3/4 in. diam., 8 ins. in a drill hole in bedrock, which is 14 ins. under the surface of the ground, with alum. cap mkd. as shown, from which

A spruce, 15 ins. diam., bears S.53°E., 76.0 ft. dist., mkd. 1/4 S11 BT.

A spruce, 9 ins. diam., bears S.15 1/2°W., 33.0 ft. dist., mkd. 1/4 S10 BT.

(100)
ASLS 9138
T5S R10W
1/4
S10
RLS 5131
1991

Drive an aluminum rod, 6 ft. long, 3/4 in. diam., 6.0 ft. in the ground, with aluminum cap mkd. as shown, from which

A rebar, 30 ins. long, 5/8 ins. diam., 26 ins. in the ground, with alum. cap mkd. ASLS31-18 RM1 27.8FT. 1991, with an arrow pointing to the cor., bears N.69 1/4°E., 27.9 ft. dist.

A rebar, 30 ins. long, 5/8 ins. diam., 26 ins. in the ground, with alum. cap mkd. ASLS91-38 RM2 38.8FT. 1991, with an arrow pointing to the cor., bears N.14 3/4°W., 39.8 ft. dist.

(101)
ASLS 9138
C
S1/16 S10
RLS 5131
1991

Set an alum. post, 30 ins. long, 2 1/2 ins. diam., 30 ins. in the ground, with alum. cap mkd. as shown, from which

A spruce, 9 ins. diam., bears N.22°E., 13.7 ft. dist., mkd. C5 1/16 S10 BT.

A spruce, 8 ins. diam., bears N.82°W., 4.7 ft. dist., mkd. C5 1/16 S10 BT.

(102)
ASLS 9138
S1/16
S9 S10
RLS 5131
1991

Set an alum. post, 30 ins. long, 2 1/2 ins. diam., 25 ins. in the ground, with alum. cap mkd. as shown, from which

A spruce, 16 ins. diam., bears N.18°E., 14.6 ft. dist., mkd. S 1/16 S10 BT.

A spruce, 13 ins. diam., bears N.76°W., 18.9 ft. dist., mkd. S 1/16 S9 BT.

(103)
WC
T5S R10W
1/4
S9 S16
1965

Recovered an iron post, 2 1/2 ins. diam., firmly set, projecting 12 ins. above the ground, and in a mound of stone, 3 ft. base to top, with brass cap mkd. as shown, from which the original bearing trees

A spruce, 18 ins. diam., bears N.64°E., 25 lks. dist., mkd. with fragmentry scribe marks visible on partially healed blaze. (Record: N.60°E.)

A spruce, 16 ins. diam., bears S.44°W., 51 lks. dist., with fragmentry scribe marks visible on partially healed blaze. (Record: S.48°W.)

An orange fiberglass cone over and wired to the iron post.

(104)
ASLS 9138
T5S R10W
S9
C C
RLS 5131
1991

Set an alum. post, 30 ins. long, 2 1/2 ins. diam., 26 ins. in the ground, and in a collar of stone, with alum. cap mkd. as shown, from which

A spruce, 10 ins. diam., bears S.3°W., 10.8 ft. dist. mkd. X BT.

A spruce, 9 ins. diam., bears N.59°W., 42.5 ft. dist. mkd. X BT.

(105)
ASLS 9138
C
E1/16
S9
RLS 5131
1991

Cement an alum. rod, 15 ins. long, 3/4 in. diam., 6 ins. in a drill hole in the easterly end of a boulder, 4 x 4 x 4 ft. high, with alum. cap mkd. as shown, from which

A spruce, 12 ins. diam., bears N.51 1/2°E., 38.8 ft. dist. mkd. CE 1/16 S9 BT.

A spruce, 15 ins. diam., bears S.29°W., 24.0 ft. dist. mkd. CE 1/16 S9 BT.

(106)
SC
S1/4
T5S R10W
1989

Recovered a fiberglass post, 2 1/2 ins. diam., firmly set, projecting 2 ins. above the ground, with brass cap mkd. as shown, from which the original bearing trees

A spruce, 14 ins. diam., bears S.38°E., 56 lks. dist., with healed blaze. (Record: S.45°E.)

A spruce, 22 ins. diam., bears S.28°W., 50 lks. dist., with healed blaze.

An orange fiberglass cone is over and wired to the fiberglass post.

(107)
ASLS 9138
SE1/16 S9
RLS 5131
1991

Set an alum. post, 30 ins. long, 2 1/2 ins. diam., 22 ins. in the ground, and in a mound of stone, 3 ft. base to top, with alum. cap mkd. as shown, from which

A spruce, 12 ins. diam., bears N.41°E., 22.0 ft. dist. mkd. SE 1/16 S9 BT.

A spruce, 10 ins. diam., bears S.23°E., 9.4 ft. dist. mkd. SE 1/16 S9 BT.

(108)
ASLS 9138
C
S1/16 S9
RLS 5131
1991

Set an alum. post, 30 ins. long, 2 1/2 ins. diam., 29 ins. in the ground, with alum. cap mkd. as shown, from which

A spruce, 7 ins. diam., bears N.38 1/2°E., 17.9 ft. dist. mkd. CS 1/16 S9 BT.

A spruce, 8 ins. diam., bears N.52°W., 12.9 ft. dist. mkd. CS 1/16 S9 BT.

(109)
ASLS 91-38
T5S R10W
C
1/4 S9
S16
RLS 5131
1991

Set an alum. post, 30 ins. long, 2 1/2 ins. diam., 26 ins. in the ground, with alum. cap mkd. as shown, from which

A spruce, 17 ins. diam., bears S.40 1/2°E., 27.4 ft. dist. mkd. 1/4 S16 BT.

A spruce, 12 ins. diam., bears N.79 3/4°W., 68.6 ft. dist. mkd. 1/4 S9 BT.

(110)
ASLS 9138
W1/16 S9
S10
RLS 5131
1991

Set an alum. post, 30 ins. long, 2 1/2 ins. diam., 29 ins. in the ground, with alum. cap mkd. as shown, from which

A spruce, 15 ins. diam., bears S.13 1/2°W., 35.3 ft. dist. mkd. W 1/16 S10 BT.

A spruce, 9 ins. diam., bears N.48°W., 70.8 ft. dist. mkd. W 1/16 S9 BT.

(111)
ASLS 9138
C
W1/16
S9
RLS 5131
1991

Drive an aluminum rod, 3 ft. long, 3/4 in. diam., 3.0 ft. in the ground, with aluminum cap mkd. as shown, from which

A rebar, 30 ins. long, 5/8 ins. diam., 26 ins. in the ground, with alum. cap mkd. ASLS91-38 RM1 21.7FT. RLS 5131 1991, with an arrow pointing to the cor., bears S.29 1/2°W., 21.7 ft. dist.

A rebar, 30 ins. long, 5/8 ins. diam., 26 ins. in the ground, with alum. cap mkd. ASLS91-38 RM2 27.8FT. RLS 5131 1991, with an arrow pointing to the cor., bears N.24 1/2°W., 27.8 ft. dist.

(112)
WC
ASLS 9138
C
C-E-W1/64
RLS 5131
1991

Set an alum. post, 30 ins. long, 2 1/2 ins. diam., 30 ins. in the ground, and in a mound of stone, 3 ft. base to top, with alum. cap mkd. as shown, from which

A rebar, 30 ins. long, 5/8 ins. diam., 26 ins. in the ground, with alum. cap mkd. ASLS91-38 RM1 22.0FT. RLS 5131 1991, with an arrow pointing to the cor., bears N.40°E., 22.0 ft. dist.

A rebar, 30 ins. long, 5/8 ins. diam., 26 ins. in the ground, with alum. cap mkd. ASLS91-38 RM2 13.8FT. RLS 5131 1991, with an arrow pointing to the cor., bears S.20°E., 13.8 ft. dist.

(113)
ASLS 9138
S9
C-E-NW1/16
RLS 5131
1991

Drive an aluminum rod, 9 ft. long, 3/4 in. diam., 9.0 ft. in the ground, with aluminum cap mkd. as shown, from which

A rebar, 30 ins. long, 5/8 ins. diam., 26 ins. in the ground, with alum. cap mkd. ASLS91-38 RM1 22.8FT. RLS 5131 1991, with an arrow pointing to the cor., bears S.1°E., 22.2 ft. dist.

A rebar, 30 ins. long, 5/8 ins. diam., 26 ins. in the ground, with alum. cap mkd. ASLS91-38 RM2 27.8FT. RLS 5131 1991, with an arrow pointing to the cor., bears N.85 1/2°W., 27.8 ft. dist.

92-46
RECORDED - FILED
HOMER REC. DIST.
DATE 11-4 92
TIME 2:11 P.M.
REQUEST

SHEET 10 OF 14 SHEETS

DATE OF SURVEY: Beginning SEPT. 23, 1991 Ending OCT. 21, 1991	NAME OF SURVEYOR: CRAIG MOUNTAINS J.V. 4807 BUCKINGHAM WAY ANCHORAGE, ALASKA 99503
STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES DIVISION OF LAND ANCHORAGE, ALASKA	
ALASKA STATE LAND SURVEY 91-38	
HOMER RECORDING DISTRICT	
DRAWN BY / DATE: CEA / 12-91	APPROVAL RECOMMENDED: Chief/Cadastral Surveyor, Date 10-27-92
SCALE	CHECKED: KJL
	FILE NO.: ASLS 910038

(114)
ASLS 91-38
C
N1/16 S9
RLS 5131
1991

Drive an aluminum rod, 5 ft. long, 3/4 in. diam., 0.8 ft. in the ground, and in a collar of stone, with aluminum cap mkd. as shown, from which
A rebar, 40 ins. long, 5/8 ins. diam., 26 ins. in the ground, with alum. cap mkd. ASLS91-38 RM1 27.7FT, RLS 5131 1991, with an arrow pointing to the cor., bears S.35 1/2°E., 27.7 ft. dist.,
a rebar, 30 ins. long, 5/8 ins. diam., 26 ins. in the ground, with alum. cap mkd. ASLS91-38 RM2 31.2FT, RLS 5131 1991, with an arrow pointing to the cor., bears S.57 1/4°W., 31.2 ft. dist.

(115)
MC
ASLS 91-38
SMC
C
S10
RLS 5131
1991

Drive an aluminum rod, 8 ft. long, 3/4 in. diam., 3.0 ft. in the ground, with aluminum cap mkd. as shown, from which
A rebar, 30 ins. long, 5/8 ins. diam., 26 ins. in the ground, with alum. cap mkd. ASLS91-38 RM1 14.0FT, RLS 5131 1991, with an arrow pointing to the cor., bears S.60°E., 14.0 ft. dist.,
A rebar, 30 ins. long, 5/8 ins. diam., 26 ins. in the ground, with alum. cap mkd. ASLS91-38 RM2 35.7FT, RLS 5131 1991, with an arrow pointing to the cor., bears S.42 1/2°W., 35.7 ft. dist.

(116)
ASLS 9138
S1/16
S12 S7
RLS 5131
1991

Set an alum. post, 36 ins. long, 2 1/2 ins. diam., 25 ins. in the ground, with alum. cap mkd. as shown, from which
A spruce, 8 ins. diam., bears S.25 1/4°E., 198.6 ft. dist., mkd. S 1/16 S12 B7,
A spruce, 14 ins. diam., bears S.89°W., 85.7 ft. dist. mkd. S 1/16 S12 B7.

(117)
T5S
R10W RAK
S12 S7
S13 S18
1988

Recovered an iron post, 2 1/2 ins. diam., firmly set, projecting 2 ins. above the ground, and in a collar of stone, with brass cap mkd. as shown, from which the original accessory
an aluminum rod, 3/4 in. diam., firmly set, projecting 12 ins. above the ground, bears West, 16 lks. dist., with an orange triangular marker on the top.

(118)
ASLS 9138
C6
ROW
RLS 5131
1991

Cement an alum. rod, 12 ins. long, 3/4 in. diam., 8 ins. in a drill hole in exposed bedrock, with alum. cap mkd. as shown, from which
A spruce, 4 ins. diam., bears N.88°E., 24.7 ft. dist. mkd. X BT.
A spruce, 16 ins. diam., bears S.38°E., 18.7 ft. dist. mkd. X BT.

(119)
ASLS 9138
C7
ROW
RLS 5131
1991

Set an alum. post, 30 ins. long, 2 1/2 ins. diam., 28 ins. in the ground, and in a collar of stone, with alum. cap mkd. as shown, from which
A spruce, 10 ins. diam., bears S.77 1/2°E., 20.4 ft. dist. mkd. X BT.
A spruce, 6 ins. diam., bears N.8 1/2°W., 20.2 ft. dist. mkd. X BT.

(120)
ASLS 9138
C8
ROW
RLS 5131
1991

Cement an alum. rod, 15 ins. long, 3/4 in. diam., 10 ins. in a drill hole in exposed bedrock, with alum. cap mkd. as shown, from which
A spruce, 24 ins. diam., bears S.47°E., 89.8 ft. dist. mkd. X BT.
A spruce, 9 ins. diam., bears S.76 1/2°W., 46.8 ft. dist. mkd. X BT.

(121)
ASLS 9138
C9
ROW
RLS 5131
1991

Set an alum. post, 30 ins. long, 2 1/2 ins. diam., 28 ins. in the ground, and in a collar of stone, with alum. cap mkd. as shown, from which
A spruce, 24 ins. diam., bears S.31°W., 18.3 ft. dist. mkd. X BT.
A spruce, 9 ins. diam., bears N.78 1/2°W., 55.0 ft. dist. mkd. X BT.

(122)
ASLS 9138
C10
ROW
RLS 5131
1991

Drive an aluminum rod, 3 ft. long, 3/4 in. diam., 3.0 ft. in the ground, with aluminum cap mkd. as shown, from which
A spruce, 5 ins. diam., bears N.53 1/2°E., 10.3 ft. dist. mkd. X BT.
A spruce, 7 ins. diam., bears S.78°W., 11.3 ft. dist. mkd. X BT.

(123)
ASLS 9138
C11
ROW
RLS 5131
1991

Cement an alum. rod, 24 ins. long, 3/4 in. diam., 14 ins. in a drill hole in bedrock, which is 8 ins. under the surface of the ground, with alum. cap mkd. as shown, from which
A spruce, 15 ins. diam., bears S.80°W., 16.2 ft. dist. mkd. X BT.
A spruce, 7 ins. diam., bears N.20 1/2°W., 20.3 ft. dist. mkd. X BT.

(124)
ASLS 9138
S—S
11
ROW
RLS 5131
1991

Set an alum. post, 30 ins. long, 2 1/2 ins. diam., 25 ins. in the ground, with alum. cap mkd. as shown, from which
A spruce, 9 ins. diam., bears S.36 1/2°E., 17.8 ft. dist. mkd. X BT.
A spruce, 7 ins. diam., bears N.26 1/2°W., 29.8 ft. dist. mkd. X BT.

(125)
ASLS 9138
ROW
C17
RLS 5131
1991

Set an alum. post, 30 ins. long, 2 1/2 ins. diam., 30 ins. in the ground, with alum. cap mkd. as shown, from which
A spruce, 13 ins. diam., bears N.17°E., 20.8 ft. dist. mkd. X BT.
A spruce, 6 ins. diam., bears S.82°E., 18.0 ft. dist. mkd. X BT.

(126)
ASLS 9138
ROW
C18
RLS 5131
1991

Set an alum. post, 30 ins. long, 2 1/2 ins. diam., 28 ins. in the ground, with alum. cap mkd. as shown, from which
A spruce, 12 ins. diam., bears N.62 1/2°E., 45.2 ft. dist. mkd. X BT.
A spruce, 14 ins. diam., bears S.20°E., 40.2 ft. dist. mkd. X BT.

(127)
ASLS 9138
ROW
C19
RLS 5131
1991

Set an alum. post, 30 ins. long, 2 1/2 ins. diam., 26 ins. in the ground, and in a collar of stone, with alum. cap mkd. as shown, from which
A spruce, 9 ins. diam., bears N.84°E., 18.5 ft. dist. mkd. X BT.
A spruce, 9 ins. diam., bears N.4°W., 27.5 ft. dist. mkd. X BT.

(128)
ASLS 9138
ROW
C20
RLS 5131
1991

Set an alum. post, 30 ins. long, 2 1/2 ins. diam., 25 ins. in the ground, with alum. cap mkd. as shown, from which
A spruce, 18 ins. diam., bears S.65 1/2°E., 36.3 ft. dist. mkd. X BT.
A spruce, 17 ins. diam., bears S.65°W., 54.5 ft. dist. mkd. X BT.

(129)
ASLS 9138
ROW
C21
RLS 5131
1991

Set an alum. post, 30 ins. long, 2 1/2 ins. diam., 28 ins. in the ground, and in a collar of stone, with alum. cap mkd. as shown, from which
A spruce, 18 ins. diam., bears N.5°E., 29.4 ft. dist. mkd. X BT.
A spruce, 14 ins. diam., bears N.88°W., 81.0 ft. dist. mkd. X BT.

(130)
ASLS 9138
ROW
C22
RLS 5131
1991

Set an alum. post, 30 ins. long, 2 1/2 ins. diam., 28 ins. in the ground, with alum. cap mkd. as shown, from which
A spruce, 20 ins. diam., bears S.57°W., 52.8 ft. dist. mkd. X BT.
A spruce, 17 ins. diam., bears S.86°E., 42.8 ft. dist. mkd. X BT.

(131)
ASLS 9138
ROW
C23
RLS 5131
1991

Cement an alum. rod, 18 ins. long, 3/4 in. diam., 6 ins. in a drill hole in bedrock, which is 10 ins. under the surface of the ground, with alum. cap mkd. as shown, from which
A spruce, 17 ins.diam., bears S.88 1/2°E., 35.8 ft. dist. mkd. X BT.
A spruce, 13 ins. diam., bears N.38°W., 68.8 ft. dist. mkd. X BT.

(132)
ASLS 9138
ROW
S13 S18
R10W R9W
T5S
RLS 5131
1991

Set an alum. post, 30 ins. long, 2 1/2 ins. diam., 28 ins. in the ground, with alum. cap mkd. as shown, from which
A rebar, 30 ins. long, 5/8 ins. diam., 26 ins. in the ground, with alum. cap mkd. ASLS91-38 RM1 17.9FT, RLS 5131 1991, with an arrow pointing to the cor., bears S.79°E., 17.9 ft. dist.,
A rebar, 30 ins. long, 5/8 ins. diam., 26 ins. in the ground, with alum. cap mkd. ASLS91-38 RM2 8.4FT, RLS 5131 1991, with an arrow pointing to the cor., bears S.47°W., 8.4 ft. dist.

(133)
T5S R10W
S16 S15
S21 S22
1993

Recovered a fiberglass post, 2 1/2 ins. diam., firmly set, flush with the ground, with brass cap mkd. as shown, from which the original bearing trees
A spruce, 10 ins. diam., bears N.62°E., 42 lks. dist., with healed blaze.
A spruce, 7 ins. diam., bears S.40°E., 20 lks. dist., with healed blaze.
A spruce, 8 ins. diam., bears S.10°W., 50 lks. dist., with healed blaze.
A spruce, 10 ins. diam., bears N.50°W., 30 lks. dist., with healed blaze.

(134)
WC
T5S R10W
S21 S22
1985

Recovered a fiberglass post, 2 1/2 ins. diam., firmly set, projecting 4 ins. above the ground, with brass cap mkd. as shown, from which the original bearing trees
A spruce, 21 ins. diam., bears N.68°E., 91 lks. dist., with healed blaze. (Record: N.63°E.)
A spruce, 14 ins. diam., bears S.65°W., 48 lks. dist., with healed blaze.

(135)
T5S
R10W RAK
S24 S19
S25 S30
RLS 5131
1988

Recovered an iron post, 2 1/2 ins. diam., firmly set, projecting 1 in. above the ground, and in a collar of stone, with brass cap mkd. as shown, from which the original accessories.
Exposed granite bedrock, 2 x 7 ft., bears S.22°E., 56 lks. dist., mkd. X BT on NW face.
An aluminum rod, 3/4 in. diam., firmly set, projecting 24 ins. above the ground, bears West, 10 lks. dist., with an orange triangular marker on the top.

(136)
T5S
R10W RAK
S36 S31
S1 S6
T6S
1988

Recovered an iron post, 2 1/2 ins. diam., firmly set, flush with the ground, with brass cap mkd. as shown, from which the original accessories
A granite boulder, 3 x 5 x 1 ft. high, bears N.28°E., 22 lks. dist., mkd. X BC on top.
A granite boulder, 10 x 8 x 3 ft. high, bears S.39°W., 27 lks. dist., mkd. X BC on top.
A granite boulder, 5 x 7 x 6 ft. high, bears N.43°W., 78 lks. dist., mkd. X BC on top.

(137)
MC
T5S R10W
S34 S35
S3 S2
T6S
1988

Recovered an iron post, 2 1/2 inc. diam., firmly set, projecting 1 in. above the ground, and in a collar of stone, with brass cap mkd. as shown, from which the original accessories
A granite escarpment, size indeterminate, bears N.4°E., 126 lks. dist., mkd. X BC on SW. face.
An aluminum rod, 3/4 in. diam., firmly set, projecting 8 ins. above the ground, bears West, 10 lks. dist., with an orange triangular marker on the top.

(138)
WC
T5S R10W
S33 S34
S4 S3
T6S
1988

Recovered an iron post, 2 1/2 ins. diam., firmly set, projecting 3 ins. above the ground, and in a collar of stone, with brass cap mkd. as shown, from which the original accessory
an aluminum rod, 3/4 in. diam., firmly set, projecting 25 ins. above the ground, bears West, 10 lks. dist., with an orange triangular marker on the top.

(139)
WC
ASLS 9138
T5S R9W
S
10
RLS 5131
1991

Set an alum. post, 30 ins. long, 2 1/2 ins. diam., 24 ins. in the ground, and in a collar of stone, with alum. cap mkd. as shown, from which
A magnet in a drill hole, 6 ins. deep, in exposed bedrock, size indeterminate, bears S.84°E., 12.9 ft. dist.
A magnet in a drill hole, 6 ins. deep, in exposed bedrock, size indeterminate, bears N.12°W., 18.3 ft. dist.

(140)
ASLS 9138
W1/16—S3
S10
RLS 5131
1991

Cement an alum. rod, 24 ins. long, 3/4 in. diam., 9 ins. in a drill hole in bedrock, which is 9 ins. under the surface of the ground, with alum. cap mkd. as shown, from which
A rebar, 36 ins. long, 5/8 ins. diam., 26 ins. in the ground, with alum. cap mkd. ASLS91-38 RM1 28.2FT, RLS 5131 1991, with an arrow pointing to the cor., bears S.70°E., 28.2 ft. dist.
A magnet in a drill hole, 6 ins. deep, in exposed bedrock, size indeterminate, bears N.31°W., 34.8 ft. dist.

(141)
ASLS 9138
E1/16—S3
S10
RLS 5131
1991

Cement an alum. rod, 12 ins. long, 3/4 in. diam., 7 ins. in a drill hole in exposed bedrock, and in a collar of stone, with alum. cap mkd. as shown, from which
A magnet in a drill hole, 6 ins. deep, in exposed bedrock, size indeterminate, bears S.70°E., 31.7 ft. dist.
A magnet in a drill hole, 6 ins. deep, in exposed bedrock, size indeterminate, bears S.38 1/2°W., 47.9 ft. dist.

(142)
ASLS 9138
SE1/16 S3
RLS 5131
1991

Set an alum. post, 30 ins. long, 2 1/2 ins. diam., 28 ins. in the ground, with alum. cap mkd. as shown, from which
A rebar, 30 ins. long, 5/8 ins. diam., 26 ins. in the ground, with alum. cap mkd. ASLS91-38 RM1 37.9FT, RLS 5131 1991, with an arrow pointing to the cor., bears N.87°E., 37.9 ft. dist.,
A rebar, 30 ins. long, 5/8 ins. diam., 26 ins. in the ground, with alum. cap mkd. ASLS91-38 RM2 30.5FT, RLS 5131 1991, with an arrow pointing to the cor., bears N.38 1/2°W., 30.5 ft. dist.

(143)
ASLS 9138
S1/16
S3 S2
RLS 5131
1991

Set an alum. post, 30 ins. long, 2 1/2 ins. diam., 26 ins. in the ground, and in a collar of stone, with alum. cap mkd. as shown, from which
A rebar, 30 ins. long, 5/8 ins. diam., 26 ins. in the ground, with alum. cap mkd. ASLS91-38 RM1 27.2FT, RLS 5131 1991, with an arrow pointing to the cor., bears N.7°E., 27.2 ft. dist.
A rebar, 30 ins. long, 5/8 ins. diam., 26 ins. in the ground, with alum. cap mkd. ASLS91-38 RM2 25.8FT, RLS 5131 1991, with an arrow pointing to the cor., bears S.82°W., 25.8 ft. dist.

(144)
ASLS 9138
N1/16
S10 S11
RLS 5131
1991

Set an alum. post, 30 ins. long, 2 1/2 ins. diam., 26 ins. in the ground, and in a collar of stone, with alum. cap mkd. as shown, from which
A spruce, 30 ins. long, 5/8 ins. diam., 26 ins. in the ground, with alum. cap mkd. ASLS91-38 RM1 30.9FT, RLS 5131 1991, with an arrow pointing to the cor., bears S.31 1/2°E., 30.9 ft. dist.
a magnet in a drill hole, 6 ins. deep, in exposed bedrock, size indeterminate, bears S.72 1/2°W., 42.4 ft. dist.

(145)
ASLS 9138
N1/16
S10 S11
RLS 5131
1991

Set an alum. post, 30 ins. long, 2 1/2 ins. diam., 27 ins. in the ground, and in a collar of stone, with alum. cap mkd. as shown, from which
A magnet in a drill hole, 6 ins. deep, in exposed bedrock, size indeterminate, bears S.31 1/2°E., 24.8 ft. dist.
a magnet in a drill hole, 6 ins. deep, in exposed bedrock, size indeterminate, bears S.60 1/2°W., 43.5 ft. dist.

(146)
ASLS 9138
N1/16 S10
RLS 5131
1991

Cement an alum. rod, 15 ins. long, 3/4 in. diam., 10 ins. in a drill hole in exposed bedrock, with alum. cap mkd. as shown, from which
A magnet in a drill hole, 6 ins. deep, in exposed bedrock, size indeterminate, bears N.59°E., 25.1 ft. dist.
A magnet in a drill hole, 6 ins. deep, in exposed bedrock, size indeterminate, bears N.47 1/2°W., 25.0 ft. dist.

(147)
MC
ASLS 91-38
T5S R9W
S
10
1200 FT CT
RLS 5131
1991

Set an alum. post, 30 ins. long, 2 1/2 ins. diam., 28 ins. in the ground, and in a collar of stone, with alum. cap mkd. as shown, from which
A rebar, 30 ins. long, 5/8 ins. diam., 26 ins. in the ground, with alum. cap mkd. ASLS91-38 RM1 27.7FT, RLS 5131 1991, with an arrow pointing to the cor., bears West, 27.7 ft. dist.,
A rebar, 30 ins. long, 5/8 ins. diam., 26 ins. in the ground, with alum. cap mkd. ASLS91-38 RM2 28.3FT, RLS 5131 1991, with an arrow pointing to the cor., bears N.9°W., 28.3 ft. dist.

(148)
ASLS 9138
T5S R9W
S
10
1200 FT CT
RLS 5131
1991

Cement an alum. rod, 24 ins. long, 3/4 in. diam., 8 ins. in a drill hole in bedrock, which is 12 ins. under the surface of the ground, with alum. cap mkd. as shown, from which
A spruce, 12 ins. diam., bears N.39°E., 17.2 ft., mkd. X BT.
A spruce, 9 ins. diam., bears N.8°W., 20.0 ft., mkd. X BT.

(149)
ASLS 9138
E1/16
C
S8
RLS 5131
1991

Set an alum. post, 30 ins. long, 2 1/2 ins. diam., 25 ins. in the ground, and in a collar of stone, with alum. cap mkd. as shown, from which
A magnet in a drill hole, 6 ins. deep, in a granite boulder, 6 x 7 x 3 ft. high, bears S.8°E., 39.7 ft. dist.
A magnet in a drill hole, 6 ins. deep, in a granite boulder, 8 x 8 x 8 ft. high, bears S.58°W., 15.8 ft. dist.

(150)
WC
ASLS 9138
T5S R9W
C1/4 S8
RLS 5131
1991

Drive an alum. rod, 3 ft. long, 3/4 in. diam., 2.8 ft. in the ground, with alum. cap mkd. as shown, from which
A magnet in a drill hole, 6 ins. deep, in exposed bedrock, size indeterminate, bears East, 9.2 ft. dist.
A magnet in a drill hole, 6 ins. deep, in exposed bedrock, size indeterminate, bears S.45 1/2°W., 26.0 ft. dist.

(151)
WC
ASLS 9138
S8
N
N
RLS 5131
1991

Cement an alum. rod, 18 ins. long, 3/4 in. diam., 14 ins. in a drill hole in exposed bedrock, and in a collar of stone, with alum. cap mkd. as shown, from which
A spruce, 8 ins. diam., bears N.30 1/2°E., 18.1 ft., mkd. X BT.
A spruce, 7 ins. diam., bears S.88°W., 22.0 ft., mkd. X BT.

92-416
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___ INC. ENT.
DATE: 11-4-92
TIME: 2:11 PM
ASTRC

SHEET 11 OF 14 SHEETS

DATE OF SURVEY: Beginning SEPT. 23, 1991 Ending OCT. 21, 1991	NAME OF SURVEYOR: CRAZY MOUNTAINS J.V. 4807 BUCKINGHAM WAY ANCHORAGE, ALASKA 99503
STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES DIVISION OF LAND ANCHORAGE, ALASKA	
ALASKA STATE LAND SURVEY 91-38	
HOMER RECORDING DISTRICT	
DRAWN BY / DATE: CEA / 12-91	APPROVAL RECOMMENDED: Chief Cadastral Surveyor — Date: 10-22-92
SCALE:	CHECKED: K.L.
FILE NO.: ASLS 910038	

D C B A 1 2 3 4 5 6 7 A B C D

40

E1-25

(152) ALSS 91-38 N1/16 S7 S8 RLS 5131 1991

Cement an alum. cap, 18 ins. long, 3/4 in. diam., 8 ins. in a drill hole in exposed bedrock, with alum. cap mkd. as shown, from which

A spruce, 6 ins. diam., bears S 80°E., 14.5 ft., mkd. X BT

A spruce, 6 ins. diam., bears S.43°W., 8.7 ft., mkd. X BT

(153) ALSS 91-38 T6S R6W S7 S8 RLS 5131 1991

Set an alum. post, 30 ins. long, 2 1/2 ins. diam., 28 ins. in the ground, with alum. cap mkd. as shown, from which

A magnet in a drill hole, 6 ins. deep, in a granite boulder, 3 x 3 x 2 1/2 ft. high, bears N.85°E., 30.9 ft., dist.

A magnet in a drill hole, 8 ins. deep, in a granite boulder, 3 x 5 x 3 ft. high, bears S.34 1/2°E., 72.7 ft. dist.

(154) ALSS 91-38 T6S R6W S7 S8 RLS 5131 1991

Set an alum. post, 30 ins. long, 2 1/2 ins. diam., 22 ins. in the ground, and in a mound of stone, 3 ft. base to top, with alum. cap mkd. as shown, from which

A magnet in a drill hole, 6 ins. deep, in a granite boulder, 3 x 3 x 1 1/2 ft. high, bears N.10°E., 47.0 ft. dist.

A magnet in a drill hole, 8 ins. deep, in exposed bedrock, size indeterminate, bears N.73 1/2°W., 25.2 ft. dist.

(155) ALSS 91-38 T6S R6W S7 S8 RLS 5131 1991

Set an alum. post, 30 ins. long, 2 1/2 ins. diam., 28 ins. in the ground, with alum. cap mkd. as shown, from which

A spruce, 20 ins. diam., bears N.85°E., 28.8 ft., mkd. X BT.

A spruce, 12 ins. diam., bears N.81°W., 108.0 ft., mkd. X BT.

(156) ALSS 91-38 T6S R6W S7 S8 RLS 5131 1991

Drive an alum. rod, 6 ft. long, 3/4 in. diam., 6.0 ft. in the ground, with alum. cap, mkd. as shown, from which

A spruce, 8 ins. diam., bears N.07 1/2°E., 35.7 ft., mkd. X BT.

A spruce, 12 ins. diam., bears N.82 1/2°W., 63.2 ft., mkd. X BT

(157) ALSS 91-38 SW1/16 S7 RLS 5131 1991

Set an alum. post, 30 ins. long, 2 1/2 ins. diam., 25 ins. in the ground, and in a mound of stone, 3 ft. base to top, with alum. cap mkd. as shown, from which

A spruce, 8 ins. diam., bears S.13°E., 126.0 ft., mkd. SW 1/16 S7 BT.

A spruce, 9 ins. diam., bears N.85°W., 62.3 ft., mkd. SW 1/16 S7 BT.

(158) ALSS 91-38 R6W S7 S8 RLS 5131 1991

Cement an alum. rod, 24 ins. long, 3/4 in. diam., 8 ins. in a drill hole in bedrock, which is 14 ins. under the surface of the ground, with alum. cap mkd. as shown, from which

A spruce, 8 ins. diam., bears S.82°E., 87.2 ft., mkd. X BT

A spruce, 12 ins. diam., bears S.55°W., 28.9 ft., mkd. X BT.

(159) ALSS 91-38 T6S R6W S12 S13 S24 S18 S19 1988

Set an alum. post, 30 ins. long, 2 1/2 ins. diam., 28 ins. in the ground, with alum. cap mkd. as shown, from which

A magnet in a drill hole, 6 ins. deep, in exposed bedrock, size indeterminate, bears N.49°E., 37.6 ft. dist.

A magnet in a drill hole, 6 ins. deep, in exposed bedrock, size indeterminate, bears S.36 1/2°E., 11.3 ft. dist.

(160) ALSS 91-38 T6S R6W S7 S8 RLS 5131 1991

Set an alum. post, 30 ins. long, 2 1/2 ins. diam., 26 ins. in the ground, and in a collar of stone, with alum. cap mkd. as shown, from which

A magnet in a drill hole, 6 ins. deep, in exposed bedrock, size indeterminate, bears N.74°E., 15.8 ft. dist.

A magnet in a drill hole, 8 ins. deep, in exposed bedrock, size indeterminate, bears S.81 1/2°E., 49.7 ft. dist.

A magnet in a drill hole, 6 ins. deep, in exposed bedrock, size indeterminate, bears S.23°W., 9.1 ft. dist.

A magnet in a drill hole, 6 ins. deep, in exposed bedrock, size indeterminate, bears N.30 1/2°W., 12.3 ft. dist.

(161) ALSS 91-38 T6S R6W S8 1200 FT C1 S17 C1 RLS 5131 1991

Set an alum. post, 30 ins. long, 2 1/2 ins. diam., 26 ins. in the ground, with alum. cap mkd. as shown, from which

A spruce, 12 ins. diam., bears N.40°E., 27.0 ft., mkd. X BT

A magnet in a drill hole, 4 ins. deep, in a granite boulder, 3 x 5 x 4 ft. high, bears S.79 1/2°W., 44.5 ft. dist.

(162) ALSS 91-38 1200 FT C1 C-M7/16 C S16 T5S R6W S16 RLS 5131 1991

Cement an alum. rod, 12 ins. long, 3/4 in. diam., 8 ins. in a drill hole in exposed bedrock, with alum. cap mkd. as shown, from which

A drill hole, 6 ins. deep, in exposed bedrock, size indeterminate, bears S.4 1/2°E., 41.5 ft. dist.

A magnet in a drill hole, 5 ins. deep, in exposed bedrock, size indeterminate, bears S.83°W., 63.8 ft. dist.

(163) ALSS 91-38 C-M7/16 C S16 RLS 5131 1991

Set an alum. post, 30 ins. long, 2 1/2 ins. diam., 24 ins. in the ground, and in a collar of stone, with alum. cap mkd as shown, from which

A rebar, 30 ins. long, 5/8 ins. diam., 20 ins. in the ground, with alum. cap mkd. ALS591-38 RM1 28.8FT, RLS 5131 1991, with an arrow pointing to the cor., bears S.27°W., 28.2 ft. dist.

A rebar, 30 ins. long, 5/8 ins. diam., 20 ins. in the ground, with alum. cap mkd. ALS591-38 RM2 27.8FT, RLS 5131 1991, with an arrow pointing to the cor., bears N.60°W., 27.6 ft. dist.

(164) ALSS 91-38 T6S R6W S17 S16 RLS 5131 1991

Drive an alum. rod, 6 ft. long, 3/4 in. diam., 5.8 ft. in the ground, with alum. cap, mkd. as shown, from which

A magnet in a drill hole, 6 ins. deep, in a granite boulder, 18 x 12 x 8 ft. high, bears N.82°E., 33.8 ft. dist.

A magnet in a drill hole, 6 ins. deep, in a granite boulder, 5 x 4 x 2 ft. high, bears N.72 1/2°W., 22.5 ft. dist.

(165) ALSS 91-38 S17 C-E-W1/64 RLS 5131 1991

Set an alum. post, 30 ins. long, 2 1/2 ins. diam., 18 ins. in the ground, and in a mound of stone, 3 ft. base to top, with alum. cap mkd. as shown, from which

A magnet in a drill hole, 6 ins. deep, in exposed bedrock, 6 x 8 x 6 ft. high, bears N.18 1/2°E., 22.8 ft. dist.

A magnet in a drill hole, 8 ins. deep, in in the NW face of exposed bedrock, 8 x 8 FT., bears S.80°E., 30.2 ft. dist.

(166) ALSS 91-38 S17 C-E-W1/64 RLS 5131 1991

Set an alum. post, 30 ins. long, 2 1/2 ins. diam., 25 ins. in the ground, and in a collar of stone, with alum. cap mkd. as shown, from which

A magnet in a drill hole, 6 ins. deep, on SW. face of a pyramid shaped exposed bedrock, 8 x 8 x 8 ft. high, bears N.88°E., 37.3 ft. dist.

A spruce, 7 ins. diam., bears S.80°W., 30.7 ft., mkd. X BT.

(167) ALSS 91-38 N1/16 S17 S16 RLS 5131 1991

Set an alum. post, 30 ins. long, 2 1/2 ins. diam., 28 ins. in the ground, and in a collar of stone, with alum. cap mkd. as shown, from which

A rebar, 30 ins. long, 5/8 ins. diam., 26 ins. in the ground, with alum. cap mkd. ALS591-38 RM1 28.4FT, RLS 5131 1991, with an arrow pointing to the cor., bears S.80°W., 28.4 ft. dist.

A rebar, 30 ins. long, 5/8 ins. diam., 26 ins. in the ground, with alum. cap mkd. ALS591-38 RM2 26.2FT, RLS 5131 1991, with an arrow pointing to the cor., bears N.40 1/2°W., 26.2 ft. dist.

(168) ALSS 91-38 1200 FT C1 S17 S16 T5S R6W RLS 5131 1991

Cement an alum. rod, 18 ins. long, 3/4 in. diam., 12 ins. in a drill hole in exposed bedrock, with alum. cap mkd. as shown, from which

A magnet in a drill hole, 9 ins. deep, in exposed bedrock, size indeterminate, bears S.25°W., 24.3 ft. dist.

A spruce, 8 ins. diam., bears N.73 1/2°W., 16.5 ft., mkd. X BT.

(169) T5S R6W S36 S31 S1 S6 T6S 1988

Recovered an iron post, 2 1/2 ins. diam., firmly set, projecting 12 ins. above the ground, and in a mound of stone, 3 ft. base to top, with brass cap mkd. as shown, from which the original accessory

An alum. rod, 3/4 in. diam., firmly set, projecting 6 ins. above the ground, bears West, 10 lks. dist., with an orange triangular marker on the top.

(170) T5S R6W S36 S31 S1 S6 T6S 1988

Recovered an iron post, 2 1/2 ins. diam., firmly set, projecting 2 ins. above the ground, with brass cap mkd. as shown, from which

A granite boulder, 2 x 2 x 2 ft. high, bears N.32°E., 30 lks. dist., mkd. X 90 on E. face.

A granite boulder, 4 x 3 x 2 ft. high, bears S.64°E., 93 lks. dist., and X 80 on top.

An alum. rod, 3/4 in. diam., firmly set, projecting 18 ins. above the ground, and in a mound of stone, 3 ft. base to top, bears South, 10 lks. dist., with an orange triangular marker on the top.

A granite boulder, 3 x 1 x 1 ft. high, bears S.33°W., 21 lks. dist., mkd. X 90 on top.

A granite boulder, 3 x 2 x 2 ft. high, bears N.64°W., 28 lks. dist., mkd. X 80 on E. face.

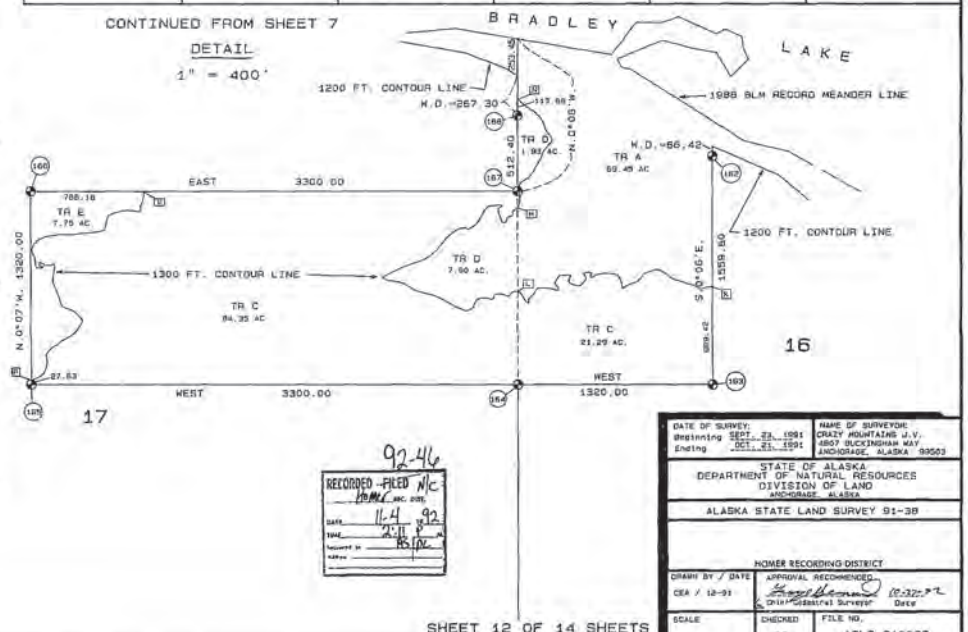
1300 FT. CONTOUR LINE

BEARING	DISTANCE	BEARING	DISTANCE	BEARING	DISTANCE	BEARING	DISTANCE	BEARING	DISTANCE
S. 78°02' W.	3.47 ft.	S. 88°23' W.	11.86 ft.	S. 89°14' W.	31.22 ft.	N. 28°07' E.	50.16 ft.	N. 88°12' E.	19.34 ft.
S. 85°26' W.	32.14 ft.	N. 76°47' W.	36.96 ft.	S. 77°07' W.	8.58 ft.	N. 39°42' E.	29.70 ft.	N. 71°45' E.	3.96 ft.
S. 72°16' W.	49.20 ft.	N. 62°51' W.	17.82 ft.	S. 62°16' W.	4.62 ft.	N. 53°40' E.	23.10 ft.	N. 50°30' E.	4.62 ft.
N. 79°59' W.	9.28 ft.	N. 49°01' W.	5.94 ft.	S. 39°03' W.	4.62 ft.	N. 66°45' E.	4.62 ft.	N. 38°32' W.	1.98 ft.
N. 59°15' W.	44.42 ft.	N. 29°36' W.	7.26 ft.	S. 19°48' W.	3.96 ft.	S. 83°51' E.	14.52 ft.	N. 57°41' W.	10.56 ft.
N. 69°26' W.	12.54 ft.	N. 4°58' W.	7.92 ft.	S. 18°47' W.	18.48 ft.	N. 80°29' E.	42.90 ft.	N. 51°32' W.	9.90 ft.
N. 72°23' W.	33.00 ft.	N. 14°43' E.	9.24 ft.	S. 35°51' W.	7.26 ft.	S. 84°00' E.	11.88 ft.	N. 42°48' W.	7.92 ft.
N. 71°21' W.	99.66 ft.	N. 28°02' E.	20.46 ft.	S. 51°44' W.	5.94 ft.	S. 71°19' E.	15.84 ft.	N. 27°16' W.	7.92 ft.
N. 55°25' W.	106.92 ft.	N. 2°02' E.	3.30 ft.	S. 79°13' W.	3.96 ft.	S. 45°19' W.	8.58 ft.	N. 51°22' E.	3.96 ft.
N. 72°51' W.	11.22 ft.	N. 27°38' W.	3.96 ft.	N. 81°59' W.	7.26 ft.	S. 59°46' W.	4.62 ft.	N. 45°27' E.	3.30 ft.
N. 81°53' W.	8.58 ft.	N. 51°12' W.	2.64 ft.	N. 57°01' W.	18.48 ft.	S. 83°48' W.	11.88 ft.	N. 76°17' E.	3.96 ft.
N. 83°02' W.	13.20 ft.	N. 75°33' W.	5.28 ft.	N. 78°52' W.	16.50 ft.	S. 40°03' W.	9.24 ft.	S. 84°30' E.	3.96 ft.
S. 75°39' W.	9.90 ft.	N. 87°58' W.	33.00 ft.	N. 87°58' W.	29.70 ft.	S. 18°44' W.	5.94 ft.	S. 79°45' E.	2.64 ft.
S. 78°41' W.	72.60 ft.	N. 86°32' W.	23.76 ft.	S. 77°59' W.	12.54 ft.	S. 1°22' E.	1.98 ft.	N. 55°11' W.	97.68 ft.
S. 58°42' W.	7.92 ft.	S. 71°49' W.	6.60 ft.	S. 88°04' W.	8.58 ft.	S. 19°30' E.	3.96 ft.	N. 47°14' W.	19.14 ft.
S. 47°31' W.	7.92 ft.	S. 61°49' W.	6.60 ft.	S. 51°08' W.	15.84 ft.	S. 20°30' E.	6.60 ft.	N. 34°08' W.	10.56 ft.
S. 36°52' W.	27.72 ft.	S. 48°48' W.	8.58 ft.	S. 38°47' W.	5.94 ft.	S. 5°42' W.	9.90 ft.	N. 53°17' W.	23.76 ft.
S. 41°57' W.	31.68 ft.	S. 28°40' W.	48.18 ft.	S. 29°25' W.	24.42 ft.	S. 21°11' E.	27.06 ft.	N. 59°00' W.	3.30 ft.
S. 59°15' W.	9.90 ft.	S. 22°12' E.	4.62 ft.	S. 14°44' W.	15.18 ft.	S. 22°57' E.	42.90 ft.		
S. 68°11' W.	15.84 ft.	S. 39°58' E.	33.66 ft.	S. 34°42' W.	8.58 ft.	S. 68°14' E.	2.64 ft.	S. 3°38' W.	41.73 ft.
S. 74°58' W.	37.62 ft.	S. 4°17' E.	31.90 ft.	S. 47°09' W.	23.76 ft.	S. 75°37' E.	3.96 ft.	S. 13°09' W.	30.36 ft.
S. 61°53' W.	17.16 ft.	S. 13°34' W.	5.28 ft.	S. 62°24' W.	6.60 ft.	S. 68°39' E.	7.92 ft.	S. 24°45' W.	5.94 ft.
S. 53°47' W.	24.42 ft.	S. 35°42' W.	2.64 ft.	S. 78°34' W.	19.14 ft.	S. 53°46' E.	5.94 ft.	S. 39°00' W.	17.82 ft.
S. 69°47' W.	4.62 ft.	S. 61°57' W.	2.64 ft.	N. 89°57' W.	18.48 ft.	N. 65°47' E.	7.26 ft.	S. 19°35' W.	4.62 ft.
N. 57°27' W.	1.98 ft.	N. 80°37' W.	7.26 ft.	N. 70°57' W.	84.78 ft.	N. 30°50' E.	11.88 ft.	S. 89°45' W.	14.52 ft.
N. 25°56' W.	2.64 ft.	N. 68°51' W.	23.10 ft.	N. 80°04' W.	317.46 ft.	N. 9°30' E.	5.28 ft.	S. 18°34' W.	100.32 ft.
N. 21°20' W.	6.60 ft.	N. 78°27' W.	29.70 ft.	N. 83°46' W.	57.42 ft.	N. 4°50' E.	7.26 ft.	S. 38°25' E.	13.86 ft.
N. 8°37' W.	24.42 ft.	N. 86°02' W.	72.80 ft.	N. 73°13' W.	104.28 ft.	N. 31°07' E.	5.28 ft.	S. 58°29' E.	14.52 ft.
N. 19°14' W.	31.02 ft.	S. 54°12' W.	7.92 ft.	N. 71°02' W.	26.40 ft.	N. 43°34' E.	7.92 ft.	S. 68°12' E.	69.54 ft.
N. 32°12' W.	21.12 ft.	S. 38°10' W.	3.96 ft.	N. 59°23' W.	78.54 ft.	N. 75°46' E.	25.74 ft.	S. 57°33' E.	13.20 ft.
N. 54°06' W.	7.92 ft.	S. 28°45' W.	16.50 ft.	N. 70°40' W.	44.88 ft.	N. 54°05' E.	5.94 ft.	S. 48°30' E.	15.84 ft.
N. 74°43' W.	19.14 ft.	S. 39°30' W.	23.10 ft.	N. 79°39' W.	81.18 ft.	N. 28°24' E.	4.62 ft.	S. 42°47' E.	45.98 ft.
N. 74°43' W.	19.14 ft.	S. 47°25' W.	40.92 ft.	N. 87°12' W.	7.92 ft.	N. 0°47' W.	3.30 ft.	S. 30°58' E.	8.58 ft.
N. 89°26' W.	93.48 ft.	S. 18°52' W.	11.22 ft.	N. 60°15' W.	12.54 ft.	N. 11°03' W.	17.82 ft.	S. 29°33' E.	5.28 ft.
N. 85°21' W.	31.02 ft.	S. 1°42' E.	13.20 ft.	N. 55°40' W.	21.78 ft.	N. 54°58' E.	25.74 ft.	S. 51°13' E.	2.64 ft.
S. 73°46' W.	35.36 ft.	S. 71°42' W.	1.98 ft.	N. 25°08' W.	2.64 ft.	N. 46°25' E.	15.15 ft.	S. 6°29' W.	3.30 ft.
S. 56°18' W.	30.36 ft.	N. 67°30' W.	1.98 ft.	N. 29°55' E.	2.64 ft.			S. 11°44' W.	49.50 ft.
S. 85°08' W.	4.62 ft.	N. 54°01' W.	21.12 ft.	N. 50°43' E.	3.96 ft.	N. 45°21' E.	7.26 ft.	S. 20°14' W.	21.12 ft.
N. 55°53' W.	7.26 ft.	N. 41°27' W.	9.24 ft.	N. 56°46' E.	19.80 ft.	N. 10°44' E.	8.58 ft.	S. 34°56' W.	7.92 ft.
N. 21°16' W.	2.64 ft.	N. 31°14' W.	49.50 ft.	N. 65°05' E.	140.58 ft.	N. 10°44' E.	8.58 ft.	S. 75°30' W.	33.00 ft.
N. 0°32' W.	5.28 ft.	N. 24°25' W.	11.88 ft.	N. 70°39' E.	130.68 ft.	N. 18°21' E.	32.44 ft.	S. 83°23' W.	106.59 ft.
N. 17°52' E.	23.10 ft.	N. 57°13' W.	5.28 ft.	N. 61°52' E.	43.56 ft.	N. 4°15' E.	27.72 ft.	N. 87°14' W.	58.10 ft.
N. 7°51' W.	1.98 ft.	N. 84°10' W.	10.10 ft.	N. 48°33' E.	75.24 ft.	N. 3°05' W.	27.72 ft.	S. 82°38' W.	99.34 ft.
N. 81°00' W.	15.84 ft.			N. 40°08' E.	150.32 ft.	N. 10°40' W.	42.90 ft.	S. 72°31' W.	7.26 ft.
S. 85°45' W.	18.48 ft.			N. 43°04' E.	81.18 ft.	N. 5°01' E.	10.50 ft.	S. 65°21' W.	52.80 ft.
S. 74°25' W.	16.50 ft.	N. 83°57' E.	31.46 ft.	N. 55°23' E.	8.58 ft.	N. 20°30' E.	7.92 ft.	S. 59°33' W.	8.58 ft.
S. 20°14' W.	2.64 ft.	S. 82°59' W.	8.58 ft.	N. 69°42' E.	13.86 ft.	N. 27°31' E.	5.94 ft.	S. 41°44' W.	35.38 ft.
S. 1°45' E.	2.64 ft.	S. 44°04' W.	8.58 ft.	N. 72°09' E.	18.48 ft.	N. 38°59' E.	17.82 ft.	S. 23°03' W.	94.96 ft.
S. 20°36' E.	11.22 ft.	S. 35°43' W.	4.62 ft.	N. 84°01' E.	26.40 ft.	N. 53°13' E.	37.62 ft.	S. 6°21' E.	4.62 ft.
S. 35°53' E.	15.00 ft.	S. 31°07' W.	5.94 ft.	S. 81°17' E.	15.18 ft.	N. 68°08' E.	20.79 ft.	S. 19°01' E.	23.10 ft.
S. 14°29' E.	8.66 ft.	S. 51°45' W.	7.26 ft.	S. 68°38' E.	11.88 ft.	N. 37°38' E.	54.78 ft.	S. 30°45' E.	93.06 ft.
S. 16°47' W.	34.52 ft.	S. 80°45' W.	5.28 ft.	S. 58°09' E.	4.62 ft.	N. 26°28' E.	46.86 ft.	S. 13°33' E.	10.56 ft.
S. 39°53' W.	9.28 ft.	S. 68°39' W.	9.24 ft.	S. 41°33' E.	4.62 ft.	N. 31°33' E.	30.18 ft.	S. 2°58' E.	44.22 ft.
S. 43°18' W.	25.74 ft.	N. 56°33' W.	5.28 ft.	N. 71°36' E.	7.92 ft.	N. 20°25' E.	17.16 ft.	S. 18°13' E.	7.26 ft.
S. 54°32' W.	12.54 ft.	N. 65°48' W.	14.52 ft.	N. 59°23' E.	41.58 ft.	N. 11°01' E.	13.20 ft.	S. 34°47' E.	4.62 ft.
S. 63°11' W.	5.28 ft.	N. 75°36' W.	11.88 ft.	N. 49°18' E.	11.88 ft.	N. 22°00' E.	17.16 ft.	S. 60°49' E.	6.60 ft.
S. 74°58' W.	5.66 ft.	N. 83°09' W.	23.76 ft.	N. 36°33' E.	51.48 ft.	N. 27°58' E.	15.84 ft.	S. 77°07' E.	11.22 ft.

CONTINUED FROM SHEET 7

DETAIL

1" = 400'

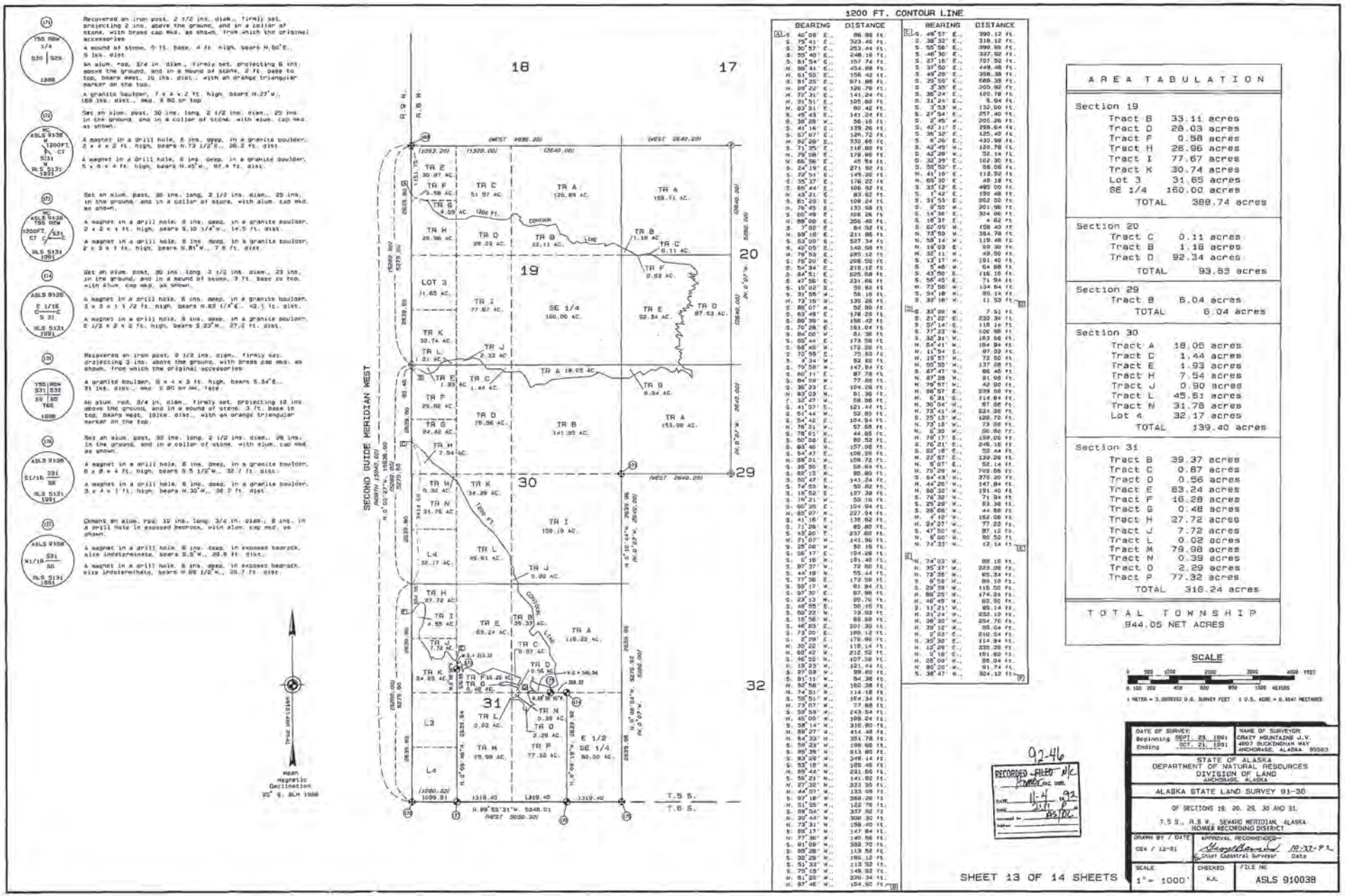


92-46

RECORDED - FILED N/C
HOMER REC. DIST.
DATE 11-4-92
TIME 8:15 A.M.
REQUEST OF
ASLS
NOTES

DATE OF SURVEY: Beginning SEPT. 23, 1991 Ending OCT. 21, 1991	NAME OF SURVEYOR: CRAZY MOUNTAINS U.V. 4807 BUCKINGHAM WAY ANCHORAGE, ALASKA 99503
STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES DIVISION OF LAND ANCHORAGE, ALASKA	
ALASKA STATE LAND SURVEY 91-38	
HOMER RECORDING DISTRICT	
DRAWN BY / DATE CEA / 12-91	APPROVAL RECOMMENDED: Chief, Cadastral Surveyor — Date 12-22-92
SCALE	CHECKED K.A.
	FILE NO. ASLS 910038

SHEET 12 OF 14 SHEETS


1200 FT. CONTOUR LINE
SECOND GUIDE MERIDIAN WEST
18
17
19
20
30
29
31
32
T.5 S.
T.6 S.
R.9 W.
R.8 W.
AREA TABULATION
Section 19
Tract B 33.11 acres
Tract D 28.03 acres
Tract F 0.58 acres
Tract H 26.96 acres
Tract I 77.67 acres
Tract K 30.74 acres
Lot 3 31.65 acres
SE 1/4 160.00 acres
TOTAL 388.74 acres
Section 20
Tract C 0.11 acres
Tract B 1.18 acres
Tract D 92.34 acres
TOTAL 93.63 acres
Section 29
Tract B 6.04 acres
TOTAL 6.04 acres
Section 30
Tract A 18.05 acres
Tract C 1.44 acres
Tract E 1.93 acres
Tract H 7.54 acres
Tract J 0.90 acres
Tract L 45.61 acres
Tract N 31.78 acres
Lot 4 32.17 acres
TOTAL 139.40 acres
Section 31
Tract B 39.37 acres
Tract C 0.87 acres
Tract D 0.56 acres
Tract E 83.24 acres
Tract F 16.28 acres
Tract G 0.48 acres
Tract H 27.72 acres
Tract J 7.72 acres
Tract L 0.02 acres
Tract M 79.98 acres
Tract N 0.39 acres
Tract O 2.29 acres
Tract P 77.32 acres
TOTAL 316.24 acres
TOTAL TOWNSHIP
944.05 NET ACRES
SCALE
1 METER = 3.2808333 U.S. SURVEY FEET 1 U.S. ACRE = 0.4047 HECTARES
92-46
RECORDED - FILED
SHEET 13 OF 14 SHEETS
DATE OF SURVEY: Beginning SEPT. 23, 1991 Ending OCT. 21, 1991
NAME OF SURVEYOR: CRAZY MOUNTAINS J.V. 4807 BUCKINGHAM WAY ANCHORAGE, ALASKA 99503
STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES DIVISION OF LAND ANCHORAGE, ALASKA
ALASKA STATE LAND SURVEY 91-36
OF SECTIONS 19, 20, 29, 30 AND 31, T.5 S., R.8 W., SEWARD MERIDIAN, ALASKA HOMER RECORDING DISTRICT
DRAWN BY / DATE CDA / 12-91
APPROVAL RECOMMENDED
Chief Cadastral Surveyor
Date 12-27-91
SCALE 1" = 1000'
CHECKED K.A.
FILE NO. ASLS 910038

(170) Recovered an iron post, 2 1/2 ins. diam., firmly set, projecting 2 ins. above the ground, with brass cap MK6. as shown. from which the original accessories

A granite boulder, 11 x 5 x 5 ft. high, bears N.39°E. 46 lks. dist., MK6. X 80 on W. face.

An alum. rod, 3/4 in. diam., firmly set, projecting 12 ins. above the ground, bears N.3°W., 30 lks. dist., with an orange triangular marker on the top.

(171) Recovered an iron post, 2 1/2 ins. diam., firmly set, projecting 1 in. above the ground, and in a collar of stone, with brass cap MK6. as shown, from which the original accessories

A granite boulder, 3 x 2 x 4 ft. high, bears N.31°E., 103 lks. dist., MK6. X 80 on top.

A granite boulder, 2 x 3 ft., flush with the ground, bears S.20°W., 28 lks. dist., MK6. X 80 on top.

A granite boulder, 3 x 3 x 3 ft. high, bears N.87°W., 49 lks. dist., MK6. X 80 on top.

An alum. rod, 3/4 in. diam., firmly set, 30 lks. N.3°W. of the cor., with an orange triangular marker on the top.

(190) Set an alum. post, 30 ins. long, 2 1/2 ins. diam., 27 ins. in the ground, and in a collar of stone, with alum. cap MK6. as shown.

A magnet in a drill hole, 6 ins. deep, in a granite boulder, 3 x 3 x 2 ft. high, bears N.83°E., 33.6 ft. dist.

A magnet in a drill hole, 6 ins. deep, in a granite boulder, 5 x 6 x 4 ft. high, bears S.75°E., 25.6 ft. dist.

A rebar, 36 ins. long, 5/8 ins. diam., 28 ins. in the ground, with alum. cap MK6. ASLS91-38 RM1 36.1FT. RLS 5131 1991. with an arrow pointing to the cor., bears S.50°W., 35.1 ft. dist.

A rebar, 36 ins. long, 5/8 ins. diam., 28 ins. in the ground, with alum. cap MK6. ASLS91-38 RM2 36.0FT. RLS 5131 1991. with an arrow pointing to the cor., bears N.34°W., 39.6 ft. dist.

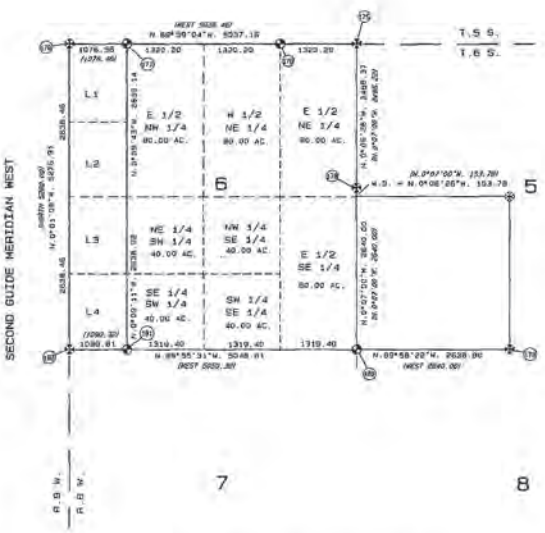
(191) Drive an alum. rod, 8 ft. long, 3/4 in. diam., 9.6 ft. in the ground, and in a collar of stone, with alum. cap MK6. as shown.

A magnet in a drill hole, 6 ins. deep, in a granite boulder, 7 x 5 x 3 ft. high, bears S.48 1/2°E., 25.1 ft. dist.

A magnet in a drill hole, 6 ins. deep, in a granite boulder, 3 x 4 X 4 ft. high, bears N.2°W., 29.5 ft. dist.

(192) Recovered an iron post, 2 1/2 ins. diam., firmly set, projecting 4 ins. above the ground, with brass cap MK6. as shown, from which the original accessory

A mound of stone, 4 ft. base, 3 1/2 ft. high, bears North, 30 lks. dist.



AREA TABULATION	
Section 6	
W 1/2 NE 1/4	80.00 acres
NW 1/4 SE 1/4	40.00 acres
NE 1/4 SW 1/4	40.00 acres
E 1/2 NW 1/4	80.00 acres
TOTAL	240.00 acres
TOTAL PROJECT	
240.00 NET ACRES	

SCALE

1 METER = 3.2808333 U.S. SURVEY FEET 1 U.S. ACRE = 0.4047 HECTARES

SURVEYOR'S CERTIFICATE

I, HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED, AND, THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.

1/15/92
DATE

REGISTRATION NO. LS-5131

Charles E. Akin Jr.
CHARLES E. AKIN JR.
REGISTERED LAND SURVEYOR

STATE OF ALASKA 49TH Charles E. Akin Jr. LS-5131 REGISTERED PROFESSIONAL LAND SURVEYOR

92-46
RECORDED - FILED
HOMER REC. DIST.
DATE 11-4-92
TIME 2:21 PM
Requested by
Address

DATE OF SURVEY: Beginning SEPT. 23, 1991 Ending OCT. 21, 1991	NAME OF SURVEYOR: CRAZY MOUNTAINS J.V. 4807 BUCKINGHAM WAY ANCHORAGE, ALASKA 99503
STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES DIVISION OF LAND ANCHORAGE, ALASKA	
ALASKA STATE LAND SURVEY 91-38	
WITHIN SECTION 6 T.6 S., R.8 W., SEWARD MERIDIAN, ALASKA HOMER RECORDING DISTRICT	
DRAWN BY / DATE CEA / 12-91	APPROVAL RECOMMENDED Chief Cadastral Surveyor 10-27-92 Date
SCALE 1" = 1000'	CHECKED K.K.
	FILE NO. ASLS 91003B

SHEET 14 OF 14 SHEETS

KENAI PENINSULA Borough

Planning Department

144 North Binkley Street, Soldotna, AK 99669 | (P) 907-714-2200 | (F) 907-714-2378 | www.kpb.us

KENAI PENINSULA BOROUGH PLANNING COMMISSION
NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 3/11/2026 proposing to subdivide or replat property. You are being sent this notice because you are within 300 feet of the proposed subdivision, or a beneficial interest holder, and are invited to comment. *If you are an owner adjacent to a half right-of-way being dedicated, please be aware that you may be required to match the dedication if your property is subdivided in the future.*

Proposed plat under consideration is described as follows:

Request / Affected Property: This subdivision will subdivide five parcels into ten parcels.

KPB File No. 2026-024

Petitioner(s) / Land Owner(s): State of Alaska - DNR of Anchorage, AK

The location of the proposed plat is provided on the attached map. A preliminary plat showing the proposed subdivision may be viewed at the Planning Department. Subdivision reviews are conducted in accordance with KPB Subdivision Ordinance. A copy of the Ordinance is available from the Planning Department. ***Comments should be guided by the requirements of that Ordinance***.

Public hearing will be held by the Kenai Peninsula Borough Plat Committee or Planning Commission on **Monday, April 13, 2026**, commencing at **6:30 pm**, or as soon thereafter as business permits. The meeting is being held in person at the Betty J. Glick Assembly Chambers of the Kenai Peninsula Borough George A. Navarre Administration Building, 144 N. Binkley Street, Soldotna, Alaska. This meeting will also be held via Zoom, or other audio or video conferencing means whenever technically feasible.

To attend the meeting using Zoom from a computer visit **https://us06web.zoom.us/j/9077142200**. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the meeting may be found at https://www.kpb.us/local-governance-and-permitting/leadership-governance/planning-commission/planning-public-notices.

Anyone wishing to testify may attend the meeting in person or through Zoom. Written testimony may be submitted by email to planning@kpb.us, or mailed to the attention of Beverly Carpenter, Kenai Peninsula Borough Planning Department, 144 N. Binkley Street, Soldotna, Alaska 99669. [Written comments may also be sent by Fax to 907-714-2378]. All written comments or documents must be submitted by **1:00 PM, Friday, April 10, 2026.** The deadline to submit written comments or documents does not impact the ability to provide verbal testimony at the public hearing.

Additional information such as staff reports and comments are available online. This information is available the Monday prior to the meeting and found at https://kpb.legistar.com/Calendar.aspx. Use the search options to find the correct timeframe and committee.

For additional information contact Sandee Simons (ssimons@kpb.us) or Beverly Carpenter (BCarpenter@kpb.us), Planning Department, 714-2200 (1-800-478-4441 toll free within Kenai Peninsula Borough).

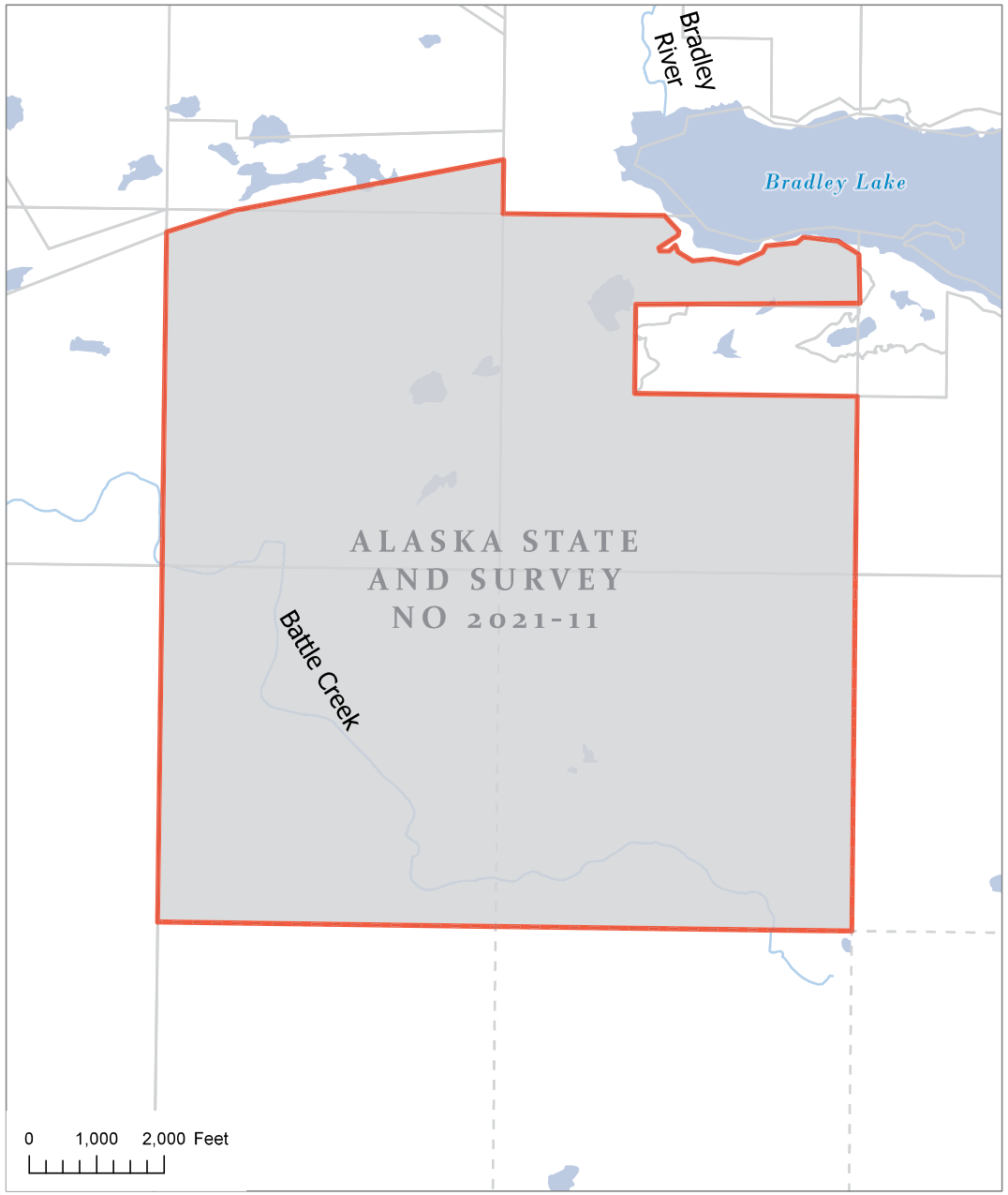
Mailed 3/23/2026

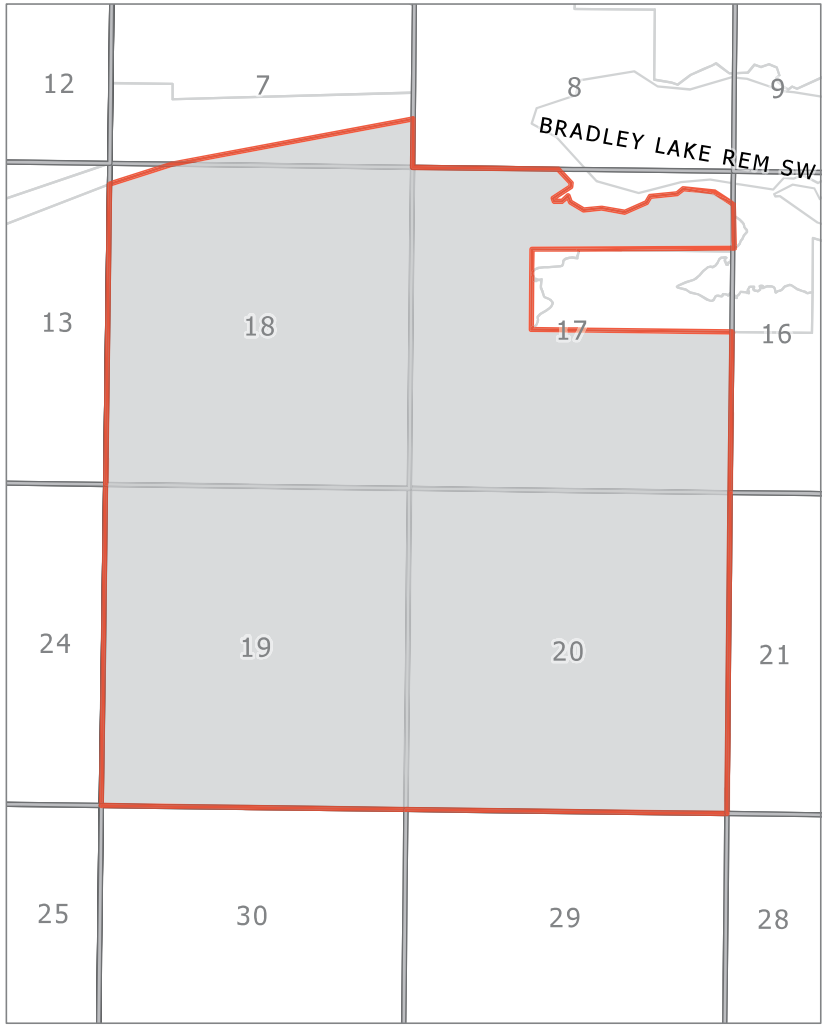
KENAI PENINSULA BOROUGH

Planning

Vicinity Map

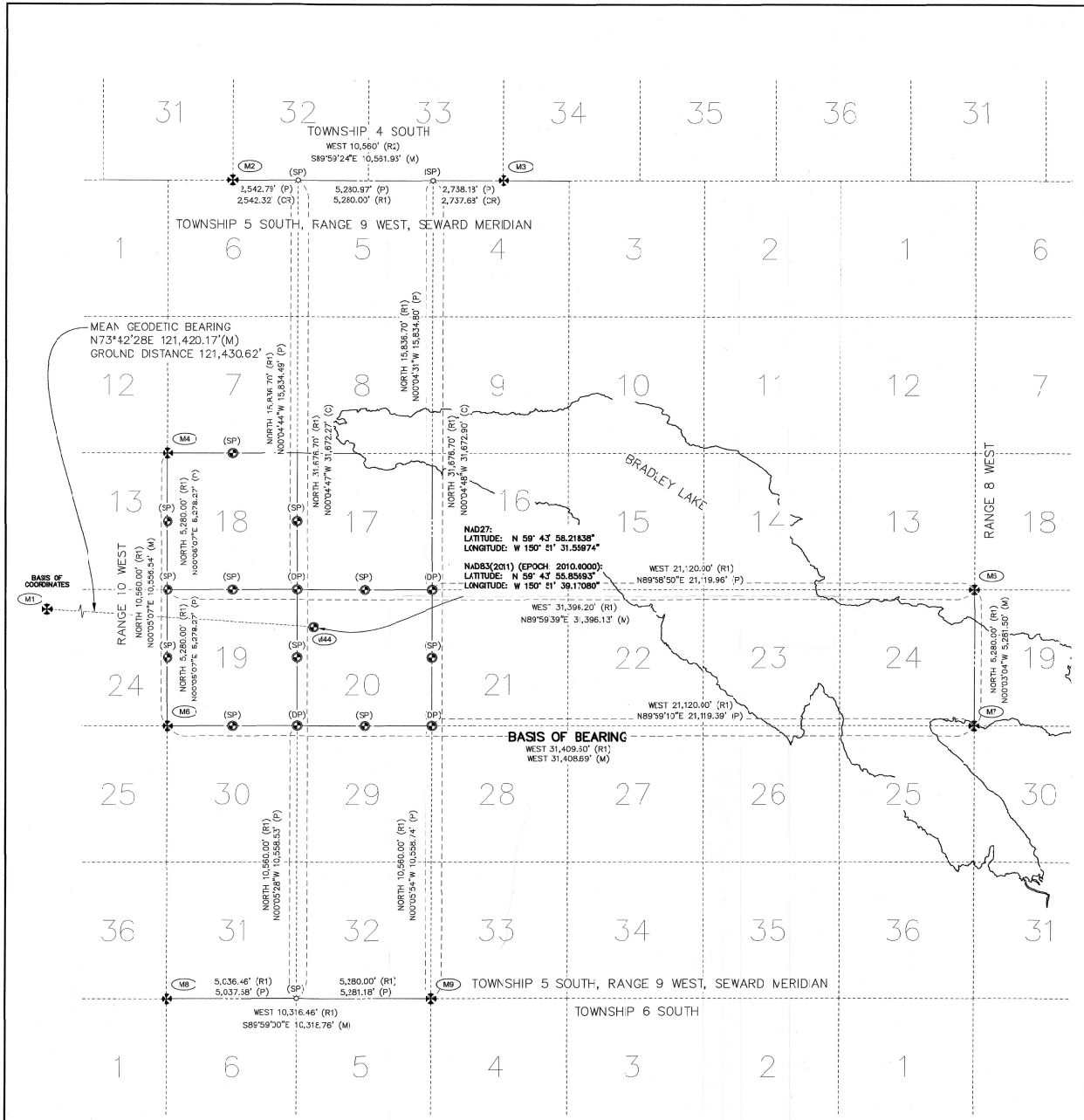
3/1/2026

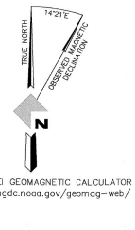




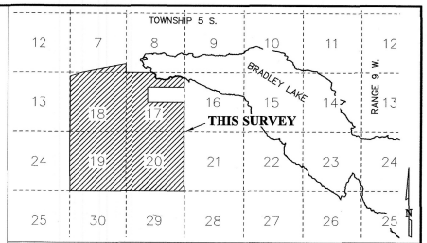
KPB File 2026-024
T05S R09W SEC 07, 17, 18, 19 & 20
Remote

The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.





JAN 2024 NCEI GEOMAGNETIC CALCULATOR
https://www.ngdc.noaa.gov/geomag-web/



VICINITY MAP
SOURCE: BLM ALASKA GEOSPATIAL BUSINESS PLATFORM
MARCH 2024
SCALE: 1"=1 MILE
TOWNSHIP 5 SOUTH, RANGE 9 WEST, SEWARD MERIDIAN ALASKA

LEGEND

✠	BLM/NGS PRIMARY MONUMENT RECOVERED
⊕	PRIMARY MONUMENT SET THIS SURVEY
◉	PRIMARY MONUMENT RECOVERED THIS SURVEY
○	COMPUTED POSITION–NOTHING SET
M#	MONUMENT NUMBER
⚠	DIMENSION TO IMPROVEMENTS
(R#)	RECORD INFORMATION
(C)	COMPUTED DISTANCE
(CR)	CALCULATED RECORD FROM R1 AND R2
(M)	MEASURED DISTANCE
(SP)	SINGLE PROPORTIONED
(DP)	DOUBLE PROPORTIONED
(P)	PROPORTIONED
WC	WITNESS CORNER
BO	BEARING OBJECT
BT	BEARING TREE
RM	REFERENCE MONUMENT
WC	WITNESS CORNER
HRD	HOMER RECORDING DISTRICT
	ADL 222656 BOUNDARY
	SECTION LINE
	COMPUTED LINE / TIE
	MEANDER LINES
	50' SECTION LINE EASEMENT PER AS 19.10.010
	ACCESS EASEMENT
	SURVEY BOUNDARY
	DIVERSION AND MAINTENANCE ROAD

BASIS OF COORDINATES

COORDINATES ARE BASED ON THE NATIONAL GEODETIC SURVEY (NGS) PUBLISHED NAD83(2011) (EPOCH: 2013.0000) NGS STATION "HOMAR" (PID# TT0155). COORDINATES ARE SCALED TO GROUND USING A COMBINED SCALE FACTOR OF 0.99986902 THE PUBLISHED COORDINATES ARE:

NAD83(2011) (EPOCH: 2010.0000):
LATITUDE: N 59° 38' 20.35896"
LONGITUDE: W 151° 29' 29.49546"

NAD27:
LATITUDE: N 59° 38' 22.58460"
LONGITUDE: W 151° 29' 21.79168"

CONVERSION METHOD USED: NGS COORDINATE CONVERSION TRANSFORMATION TOOL (NCAT)

BASIS OF BEARING

ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARINGS. THE BASIS OF BEARINGS WAS DERIVED FROM TOWNSHIP SURVEY OF TOWNSHIP 5 SOUTH, RANGE 9 WEST, OF THE SEWARD MERIDIAN, ALASKA AS RECORDED JUNE 29TH, 1990. ALL DISTANCES SHOWN ARE SCALED TO HORIZONTAL GROUND FIELD DISTANCES.

RECORD INFORMATION

RECORD INFORMATION DERIVED FROM:

(R1) TOWNSHIP SURVEY 5 S. RANGE 9 W. SEWARD MERIDIAN, APPROVED JUNE 29, 1990

(R2) TOWNSHIP SURVEY 4 S. RANGE 9 W. SEWARD MERIDIAN, APPROVED JUNE 29, 1990

(R3) TOWNSHIP SURVEY 5 S. RANGE 10 W. SEWARD MERIDIAN, APPROVED JUNE 29, 1990

(R4) ASLS 91-38, PLAT NO. 92-46, HRD, RECORDED NOVEMBER 4, 1992

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.

A. WILLIAM STOLL PLS 12041 DATE

STATE OF ALASKA
49TH
A. WILLIAM STOLL
LS 12041
PROFESSIONAL LAND SURVEYOR

GENERAL NOTES

1. THIS SURVEY WAS ACCOMPLISHED IN ACCORDANCE WITH AS 38.05.810 AND P&C SI 2021-11.
2. THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:5000, AND CORNER POSITIONS HAVE A RELATIVE POSITIONAL ACCURACY AT THE 95% CONFIDENCE LEVEL OF 0.13 FEET PLUS 100 PPM.
3. WHERE DIFFERENT FROM MEASURED OR CALCULATED, RECORD DIMENSIONS ARE SHOWN IN PARENTHESIS WITH A REFERENCE (R#).
4. PARCELS OF LAND OWNED BY THE STATE OF ALASKA, LOCATED WITHIN 50.00 FEET OF, OR BISECTED BY A SURVEYED OR PROTRACTED SECTION LINE, MAY BE SUBJECT TO A SECTION LINE EASEMENT, EACH SIDE OF THE SECTION LINE, WHICH IS RESERVED TO THE STATE OF ALASKA FOR PUBLIC HIGHWAYS UNDER A.S. 19.10.010
5. A PUBLIC ACCESS EASEMENT ON THE BED OF AND 50 FEET UPLAND FROM THE ORDINARY HIGH WATER LINE OF ALL PUBLIC WATER IS RESERVED TO THE STATE IN ACCORDANCE WITH AS 38.05.127.
6. THE NATURAL MEANDERS OF THE LINE OF ORDINARY/MEAN HIGH WATER (OHW/MHW) FORM THE TRUE BOUNDS OF ASLS NO. 2021-11. THE APPROXIMATE LINE OF OHW, AS SHOWN, IS FOR AREA COMPUTATIONS ONLY, WITH THE TRUE CORNERS BEING ON THE EXTENSION OF THE SIDE LINES AND THEIR INTERSECTION WITH THE NATURAL MEANDERS.
7. THE 1200' CONTOUR COURSES AS SHOWN ARE RECORD PER PLAT 92-46 HRD EXCEPT FOR AS NOTED IN THE LINE TABLE. AN ADDITIONAL COURSE (L2) WAS ADDED FROM AERIAL MAPPING. IT IS ASSUMED BASED ON A COMPARISON OF CURRENT AERIAL MAPPING AND THE RECORD MEANDERS, THAT A COURSE IS MISSING.
8. THIS SUBDIVISON LIES OUTSIDE OF ANY TAXING AUTHORITY, AT THE TIME OF FILING.
9. MONUMENTS M2–M9 WERE HELD TO DETERMINE THE DOUBLE PROPORTIONEE (DP) POSITIONS AS SHOWN. 1/4 CORNERS WERE SINGLE PROPORTIONED FROM THE NEAREST RECOVERED OR SET SECTION CORNERS, FOLLOWING THE BUREAU OF LAND MANAGEMENT 2009 MANUAL OF SURVEYING INSTRUCTIONS.

GRAPHIC SCALE
(IN FEET)
0 2000 4000 8000
0 600 1200 2400
(IN METERS)
1 INCH = 2000 FT.
1 METER = 3.280833 US SURVEY FEET
1 U.S. ACRE = 0.4047 HECTARE

DATE OF SURVEY BEGINNING: 09/18/2023 ENDING: 09/26/2023	SURVEYOR AECL 348 DOWL 5015 BUSINESS PARK BLVD ANCHORAGE, AK 99503 (907)562-2000

STATE OF ALASKA
DEPARTMENT OF NATURAL RESOURCES
DIVISION OF MINING, LAND AND WATER
ANCHORAGE, ALASKA

ALASKA STATE LAND SURVEY NO. 2021-11

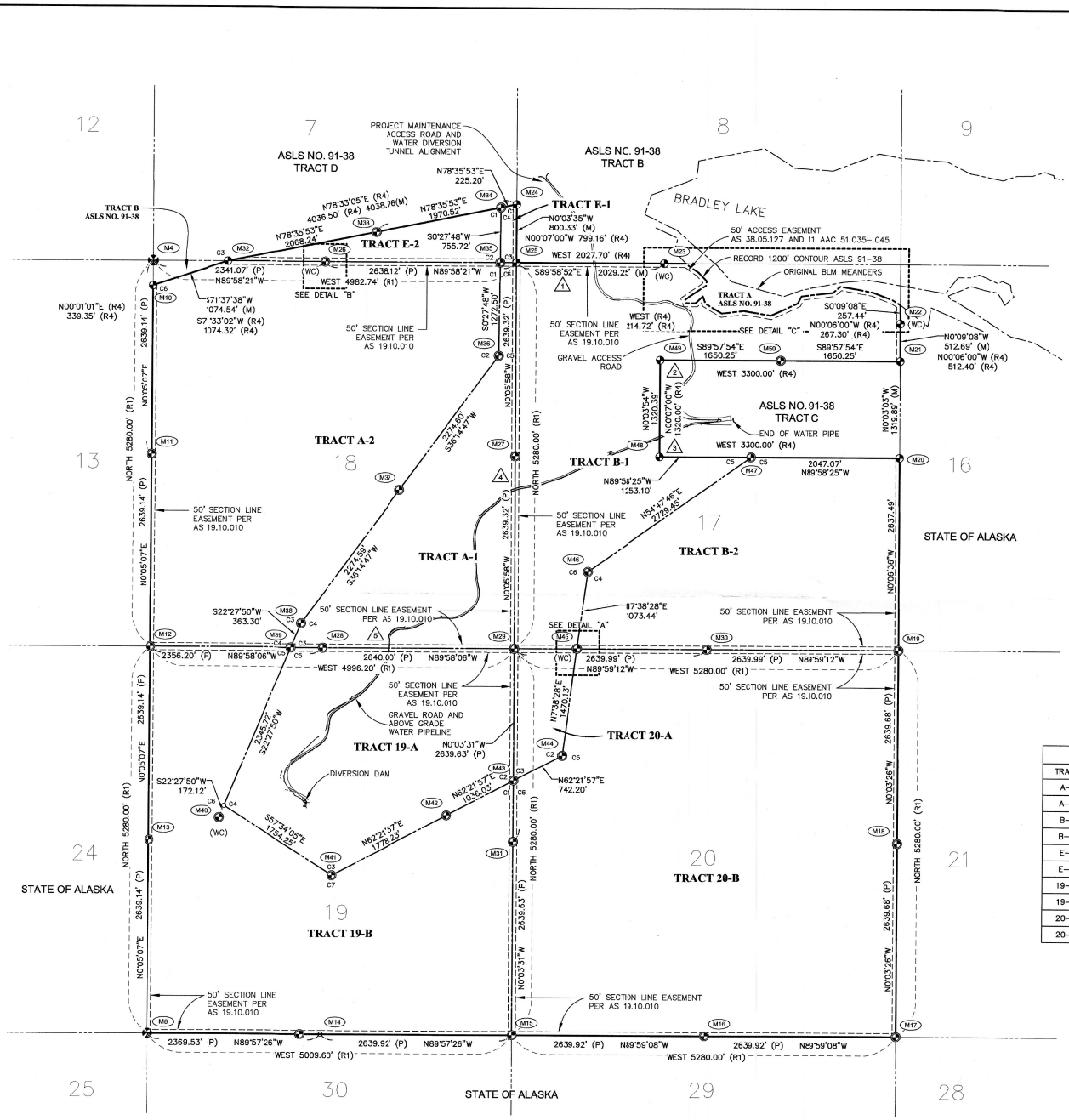
THE SUBDIVISION OF
TRACT E OF SECTION 7 OF ASLS 91-38
TRACT B OF SECTION 17 OF ASLS 91-38
TRACT A OF SECTION 18 OF ASLS 91-38
AND
THE SUBDIVISION OF SECTIONS 19 AND 20

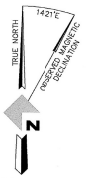
CREATING TRACTS
A-1, A-2, B-1, B-2 E-1, E-2, 19-A, 19-3, 20-A, AND 20-B

LOCATED WITHIN
SURVEYED SECTIONS 7, 17, 18, 19, AND 20
TOWNSHIP 5 SOUTH, RANGE 9 WEST,
SEWARD MERIDIAN, ALASKA
CONTAINING 1,778.19 ACRES
HOMER RECORDING DISTRICT

DRAWN BY: AWS DATE: 04/01/2024	APPROVAL RECOMMENDED
SHEET 1 OF 4	STATEWIDE PLATTING SUPERVISOR DATE
SCALE: 1"=2000'	CHECKED: MD / FILE NO. ASLS 2021001

KPB 2026-024





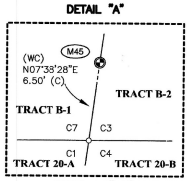
JAN 2024 NCEI GEOMAGNETIC CALCULATOR
https://www.ngdc.noaa.gov/geomag-web/

IMPROVEMENT TIES			
DIM #	LENGTH	DIRECTION	CORNER
1	1062.01'	N89°58'52"W	M25
2	456.18'	N89°57'54"W	M49
3	268.84'	S0°03'54"E	M48
4	452.39'	N0°05'58"W	M27
5	508.39'	N89°58'06"W	M28

LEGEND

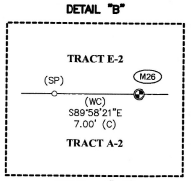
- BLM/NGS PRIMARY MONUMENT RECOVERED
- PRIMARY MONUMENT SET THIS SURVEY
- PRIMARY MONUMENT RECOVERED THIS SURVEY
- COMPUTED POSITION–NOTHING SET
- M # — MONUMENT NUMBER
- 1 — DIMENSION TO IMPROVEMENTS
- (R#) — RECORD INFORMATION
- (C) — COMPUTED DISTANCE
- (CR) — CALCULATED RECORD FROM R1 AND R2
- (M) — MEASURED DISTANCE
- (SP) — SINGLE PROPORTIONED
- (DP) — DOUBLE PROPORTIONED
- (P) — PROPORTIONED
- WC — WITNESS CORNER
- BO — BEARING OBJECT
- BT — BEARING TREE
- RM — REFERENCE MONUMENT
- WC — WITNESS CORNER
- HRD — HOMER RECORDING DISTRICT
- ADL 222656 BOUNDARY
- SECTION LINE
- COMPUTED LINE / TIE
- MEANDER LINES
- 50' SECTION LINE EASEMENT PER AS 19.10.010
- ACCESS EASEMENT
- SURVEY BOUNDARY
- DIVERSION AND MAINTENANCE ROAD

DETAIL "A"



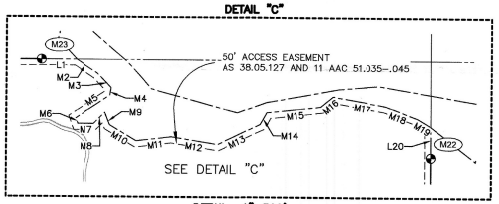
DETAIL 1"=5'

DETAIL "B"



DETAIL 1"=5'

DETAIL "C"



DETAIL 1"=500'

EASEMENT AREA		
TRACT	AREA (SQ. FT.)	AREA (ACRE)
A–1	7,136,570 SQ. FT.	163.833 AC.
A–2	19,017,762 SQ. FT.	436.588 AC.
B–1	12,457,843 SQ. FT.	285.993 AC.
B–2	9,610,274 SQ. FT.	220.622 AC.
E–1	174,393 SQ. FT.	4.004 AC.
E–2	1,410,193 SQ. FT.	32.374 AC
19–A	9,053,413 SQ. FT.	207.838 AC.
19–B	17,355,308 SQ. FT.	398.423 AC.
20–A	1,215,415 SQ. FT.	27.902 AC
20–B	26,659 SQ. FT.	0.612 AC.

1200' CONTOUR LINE TABLE			
LINE #	LENGTH	DIRECTION	RECORD
COURSES BEGIN AT MON. 23			
L1	293.24'	N89°58'52"W	(C)
MEANDERS BEGIN AT M2			
M2	214.42'	N55°45'23"W	(C)
M3	163.02'	N43°58'00"W	(R4)
M4	63.36'	N9°16'00"E	(R4)
M5	344.52'	N56°15'00"E	(R4)
M6	49.50'	N19°38'00"W	(R4)
M7	133.98'	N90°00'00"W	(R4)
M8	132.00'	S45°31'00"W	(R4)
M9	108.90'	N21°23'00"W	(R4)
M10	256.74'	N59°12'00"W	(R4)
M11	298.32'	S83°15'00"W	(R4)
M12	385.44'	N80°50'00"W	(R4)
M13	394.68'	S65°07'00"W	(R4)
M14	112.86'	S29°02'00"W	(R4)
M15	448.14'	S83°40'00"W	(R4)
M16	133.32'	S49°53'00"W	(R4)
M17	456.06'	N80°06'00"W	(R4)
M18	285.78'	N68°42'00"W	(R4)
M19	124.89'	N59°04'00"W	(C)
MEANDERS END AT M19			
L20	257.44'	N0°09'08"W	(C)
COURSES END AT MON. 22			

* SEE NOTE 7

GRAPHIC SCALE
(IN FEET)
0 700 1400 2800
0 200 400 800
(IN METERS)
1 INCH =700 FT.
1 METER = 3.280833 US SURVEY FEET
1 U.S. ACRE = 0.4047 HECTARE

DATE OF SURVEY
BEGINNING: 09/18/2023
ENDING: 09/26/2023

SURVEYOR AECL 848
JOWL
5015 BUSINESS PARK BLVD
ANCHORAGE, AK 99503
(907)562-2000

STATE OF ALASKA
DEPARTMENT OF NATURAL RESOURCES
DIVISION OF MINING, LAND AND WATER
ANCHORAGE, ALASKA

ALASKA STATE LAND SURVEY NO. 2021-11

THE SUBDIVISION OF
TRACT E OF SECTION 7 OF ASLS 91-38
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TRACT A OF SECTION 18 OF ASLS 91-38
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CREATING TRACTS
A–1, A–2, B–1, B–2, E–1, E–2, 19–A, 19–B, 20–A, AND 20–B

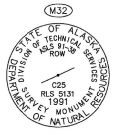
LOCATED WITHIN
SURVEYED SECTIONS 7, 17, 18, 19, AND 20
TOWNSHIP 5 SOUTH, RANGE 9 WEST,
SEWARD MERIDIAN, ALASKA
CONTAINING 1,778.19 ACRES
HOMER RECORDING DISTRICT

STATE OF ALASKA 49TH
A. WILLIAM STOLL LS 12041 REGISTERED PROFESSIONAL LAND SURVEYOR

DRAWN BY: AWS DATE:04/01/2024	APPROVAL RECOMMENDED	
SHEET 2 OF 4	STATEWIDE PLATTING SUPERVISOR	DATE
SCALE: 1"=700'	CHECKED: MD	FILE NO. ASLS 20210011

KPB 2026-024

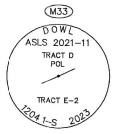
M1
U.S. COAST AND GEODETIC SURVEY
NOAA DISTURBING THIS MONUMENT MAY BE A VIOLATION OF FEDERAL LAW
NOTICE TO THE PERSON WHO DISTURBS OR DESTROYS THIS MONUMENT



– FOUND –
3 1/4" ALUMINUM CAP MONUMENT,
0.1' BELOW GRADE,
GOOD CONDITION

BT 1. 8" SPRUCE BEARS S82° E 67.2' (R4) FOUND AS DESCRIBED

BT 2. 12" SPRUCE BEARS S55° W 28.8' (R4) FOUND AS DESCRIBED

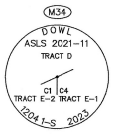


– SET –
3 1/4" ALUMINUM MONUMENT ON 2 1/2" ALUMINUM PIPE, 0.3' BELOW GRADE

BT 1. 18" SPRUCE BEARS N28° W 16.8' WITH BEARING TAG ABOVE BLAZE

BT 2. 18" SPRUCE BEARS N85° W 14.6' WITH BEARING TAG ABOVE BLAZE

SET CARSONITE WITNESS POST 1' SOUTH OF MONUMENT



– SET –
3 1/4" ALUMINUM MONUMENT ON 2 1/2" ALUMINUM PIPE, 0.3' ABOVE GRADE

BT 1. 16" SPRUCE BEARS S70° W 93.0' WITH BEARING TAG ABOVE BLAZE

BT 2. 20" SPRUCE BEARS S50° W 67.8' WITH BEARING TAG ABOVE BLAZE

SET CARSONITE WITNESS POST 1' SOUTH OF MONUMENT

– SET –
3 1/4" ALUMINUM MONUMENT ON 2 1/2" ALUMINUM PIPE, 0.3' ABOVE GRADE

BT 1. 12" SPRUCE BEARS S21° E 63.0' WITH BEARING TAG ABOVE BLAZE

BT 2. 18" SPRUCE BEARS N82° W 113.9' WITH BEARING TAG ABOVE BLAZE

SET CARSONITE WITNESS POST 1' SOUTH OF MONUMENT

– SET –
3 1/4" ALUMINUM MONUMENT ON 2 1/2" ALUMINUM PIPE, 0.3' ABOVE GRADE

BT 1. 12" SPRUCE BEARS S76° E 50.9' WITH BEARING TAG ABOVE BLAZE

BT 2. 16" SPRUCE BEARS N23° W 96.7' WITH BEARING TAG ABOVE BLAZE

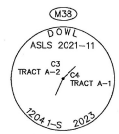
SET CARSONITE WITNESS POST 1' NORTH OF MONUMENT

– SET –
3 1/4" ALUMINUM MONUMENT ON 2 1/2" ALUMINUM PIPE, 0.6' ABOVE GRADE.

BT 1. 14" SPRUCE BEARS S77° E 6.7' WITH BEARING TAG ABOVE BLAZE

BT 2. 12" SPRUCE BEARS N37° E 38.6' WITH BEARING TAG ABOVE BLAZE

SET CARSONITE WITNESS POST 1' SOUTH OF MONUMENT

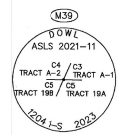


– SET –
3 1/4" ALUMINUM MONUMENT ON 2 1/2" ALUMINUM PIPE, 0.3' ABOVE GRADE

BT 1. 10" SPRUCE BEARS N39° W 20.1' WITH BEARING TAG ABOVE BLAZE

BT 2. 12" SPRUCE BEARS S20° W 10.9' WITH BEARING TAG ABOVE BLAZE

SET CARSONITE WITNESS POST 1' EAST OF MONUMENT

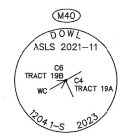


– SET –
3 1/4" ALUMINUM MONUMENT ON 2 1/2" ALUMINUM PIPE, 0.3' ABOVE GRADE IN A ROCK RING

BT 1. 12" SPRUCE BEARS N77° W 33.2' WITH BEARING TAG ABOVE BLAZE

BT 2. 12" SPRUCE BEARS S17° E 125.2' WITH BEARING TAG ABOVE BLAZE

SET CARSONITE WITNESS POST 1' NORTH OF MONUMENT



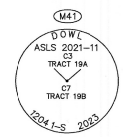
– SET –
3 1/4" ALUMINUM MONUMENT ON 2 1/2" ALUMINUM PIPE, 0.6' ABOVE GRADE IN A ROCK RING AS A WITNESS CORNER

MONUMENT IS S22° 27' 50" W 172.12' FROM COMPUTED POSITION

RM 1. SET 2" ALCAP FLUSH WITH GRADE BEARS S74° E 13.1'

RM 2. SET 2" ALCAP FLUSH WITH GRADE BEARS N53° E 17.2'

SET CARSONITE WITNESS POST 1' WEST OF MONUMENT



– SET –
3 1/4" ALUMINUM MONUMENT ON 2 1/2" ALUMINUM PIPE, 0.4' ABOVE GRADE IN A ROCK RING

RM 1. SET 2" ALCAP FLUSH WITH GRADE BEARS N10° E 15.5'

RM 2. SET 2" ALCAP FLUSH WITH GRADE BEARS N74° W 23.0'

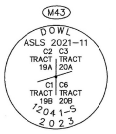
SET CARSONITE WITNESS POST 1' NORTH OF MONUMENT

– SET –
3 1/4" ALUMINUM MONUMENT ON 2 1/2" ALUMINUM PIPE, 0.6' ABOVE GRADE IN A ROCK RING

RM 1. SET 2" ALCAP FLUSH WITH GRADE BEARS S15° W 19.9'

RM 2. SET 2" ALCAP FLUSH WITH GRADE BEARS N29° W 16.9'

NO CARSONITE WITNESS POST SET

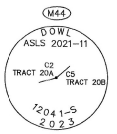


– SET –
3 1/4" BRASS CAP
FLUSH IN BEDROCK

RM 1. SET 2" ALCAP FLUSH WITH GRADE BEARS S22° E 23.6'

RM 2. SET 2" ALCAP FLUSH WITH GRADE BEARS N74° W 10.9'

NO CARSONITE WITNESS POST SET

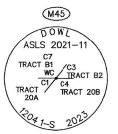


– SET –
3 1/4" BRASS CAP
FLUSH IN BEDROCK

RM 1. SET 2" ALCAP FLUSH WITH GRADE BEARS N13° E 21.0'

RM 2. SET 2" ALCAP FLUSH WITH GRADE BEARS N74° E 20.2'

NO CARSONITE WITNESS POST SET



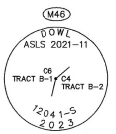
– SET –
3 1/4" ALUMINUM MONUMENT ON 2 1/2" ALUMINUM PIPE, 0.6' ABOVE GRADE IN A ROCK RING AS A WITNESS CORNER

MONUMENT IS N07° 38' 28" E 6.50' FROM COMPUTED POSITION

RM 1. SET 2" ALCAP FLUSH WITH GRADE BEARS S75° E 22.4'

RM 2. SET 2" ALCAP FLUSH WITH GRADE BEARS S11° E 13.4'

SET CARSONITE WITNESS POST 1' WEST OF MONUMENT

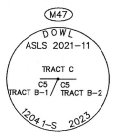


– SET –
3 1/4" BRASS CAP
FLUSH IN BEDROCK

RM 1. SET 2" ALCAP FLUSH WITH GRADE BEARS S08° E 21.4'

RM 2. SET 2" ALCAP FLUSH WITH GRADE BEARS S44° W 25.1'

NO CARSONITE WITNESS POST SET

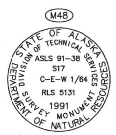


– SET –
3 1/4" ALUMINUM MONUMENT ON 2 1/2" ALUMINUM PIPE, 0.6' ABOVE GRADE IN A ROCK RING

RM 1. SET 2" ALCAP FLUSH WITH GRADE BEARS S17° E 14.1'

RM 2. SET 2" ALCAP FLUSH WITH GRADE BEARS S52° E 14.0'

SET CARSONITE WITNESS POST 6' WEST OF MONUMENT



– FOUND –
3 1/4" ALUMINUM CAP MONUMENT,
0.1' ABOVE GRADE,
GOOD CONDITION

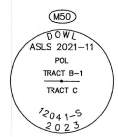
BO 1. MAGNET IN GRANITE BOULDER 6'X8'X6' ABOVE GROUND BEARS N18°30' E 22.8' (R4) FOUND AS DESCRIBED

BO 2. MAGNET IN GRANITE FACE 8'X8' BEARS S65° E 39.2' (R4) NOT FOUND

– FOUND –
3 1/4" ALUMINUM CAP MONUMENT,
0.1' ABOVE GRADE,
GOOD CONDITION

BO 1. MAGNET IN GRANITE BOULDER 8'X8'X8' ABOVE GROUND BEARS N66° E 37.3' (R4) NOT FOUND

BT 1. 7" SPRUCE BEARS S89° W 30.7' (R4) FOUND AS DESCRIBED

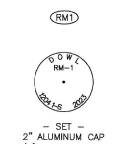


– SET –
3 1/4" BRASS CAP
FLUSH IN BEDROCK

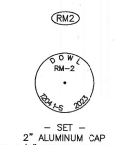
BT 1. 14" SPRUCE BEARS S58° W 40.6' WITH BEARING TAG ABOVE BLAZE

BT 2. 10" SPRUCE BEARS S28° W 48.5' WITH BEARING TAG ABOVE BLAZE

SET CARSONITE WITNESS POST 3' SOUTH OF MONUMENT



– SET –
2" ALUMINUM CAP
ON 5/8" REBAR STAMPED AS SHOWN
–REFERENCE MONUMENT–



– SET –
2" ALUMINUM CAP
ON 5/8" REBAR STAMPED AS SHOWN
–REFERENCE MONUMENT–

CERTIFICATE OF OWNERSHIP

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE DIRECTOR, DIVISION OF MINING, LAND AND WATER AND THAT THE STATE OF ALASKA IS THE OWNER OF ASLS NO. 2021-11, AS SHOWN HEREON. I HEREBY APPROVE THIS SURVEY AND PLAT FOR THE STATE OF ALASKA.

_____ DATE

_____ DIRECTOR, DIVISION OF MINING, LAND & WATER

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY

OF _____, 20____,

BY _____,

_____
NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES_____

APPLICANT CERTIFICATE

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE APPLICANT AS SHOWN HEREON. I HEREBY APPROVE THIS SURVEY AND PLAT.
ADL 222656
TRACTS: A-1, A-2, B-1, B-2, E-1, E-2, 19-A, 19-B, 20-A AND 20-B

_____ _____
BRYAN CAREY DATE
ALASKA ENERGY AUTHORITY
813 W. NORTHERN LIGHTS BOULEVARD.
ANCHORAGE, AK 99503

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY

OF _____, 20____,

BY _____,

_____
NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES_____

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH IN ACCORDANCE WITH KPB 20.10.040.

_____
AUTHORIZED OFFICIAL

DATE OF SURVEY BEGINNING: 09/18/2023 ENDING: 09/26/2023	SURVEYOR AECL 848 DOWL 5015 BUSINESS PARK BLVD ANCHORAGE, AK 99503 (907)562-2000

STATE OF ALASKA
DEPARTMENT OF NATURAL RESOURCES
DIVISION OF MINING, LAND AND WATER
ANCHORAGE, ALASKA

ALASKA STATE LAND SURVEY NO. 2021-11

THE SUBDIVISION OF
TRACT E OF SECTION 7 OF ASLS 91-38
TRACT B OF SECTION 17 OF ASLS 91-38
TRACT A OF SECTION 18 OF ASLS 91-38
AND
THE SUBDIVISION OF SECTIONS 19 AND 20

CREATING TRACTS
A-1, A-2, B-1, B-2, E-1, E-2, 19-A, 19-B, 20-A, AND 20-B

LOCATED WITHIN
SURVEYED SECTIONS 7, 17, 18, 19, AND 20
TOWNSHIP 5 SOUTH, RANGE 9 WEST,
SEWARD MERIDIAN, ALASKA
CONTAINING 1,778.19 ACRES
HOMER RECORDING DISTRICT

DRAWN BY: AWS DATE: 04/01/2024	APPROVAL RECOMMENDED	
SHEET 4 OF 4	STATEWIDE PLATTING SUPERVISOR	DATE
SCALE: N/A	CHECKED: MD	FILE NO. ASLS 20210011

KPB 2026-024

DESK PACKET

(MATERIALS SUBMITTED AFTER 4/6/26)

2. **South Bend Bluff 2026 Addition; KPB File 2026-013** ***(Postponed)***
   Edge Survey & Design / Wood, Best Realty LLC
   Location: Ciechanski Road & August National Road
   Kalifornsky Area

AGENDA ITEM E. NEW BUSINESS

ITEM #2 - PRELIMINARY PLAT
SOUTH BEND BLUFF ADDITION
AMENDED

KPB File No.	2026-013
Plat Committee Meeting:	April 13, 2026
Applicant / Owner:	Samuel B. and Cassie L. Wood and Best Realty, LLC of Soldotna, Alaska
Surveyor:	Jason Young and Mark Aimonetti, Edge Survey and Design, LLC
General Location:	Augusta National Road, off River Hills Drive, off Ciechanski Road, Kalifornsky Area

Parent Parcel No.:	055-423-22,055-031-56 & 055-031-55
Legal Description:	AUGUSTA NATIONAL ROAD T 5N R 11W SEC 23 Seward Meridian KN KN 2002042 SOUTH BEND BLUFF ESTATES LOT 4 BLK 3 AND PW PTN OF SE1/4 NW1/4 LYING N OF CIECHANSKI RD EXCL S318' OF E1260' PER PW RES 96-16 REC @487/70 AND PW S318' OF E1260' OF SE1/4 NW1/4 LYING N OF CIECHANSKI RD PER PW RES 96-16 REC @487/70
Assessing Use:	Residential,
Zoning:	Rural Unrestricted

STAFF REPORT - ADDENDUM

After the staff report was completed, staff was notified by the surveyor the wish to postpone the preliminary plat review to the April 27, 2026 Plat Committee meeting. If there is anyone wishing to speak on the item, they may do so, but no decision will be made.

END OF STAFF REPORT ADDENDUM

E. NEW BUSINESS

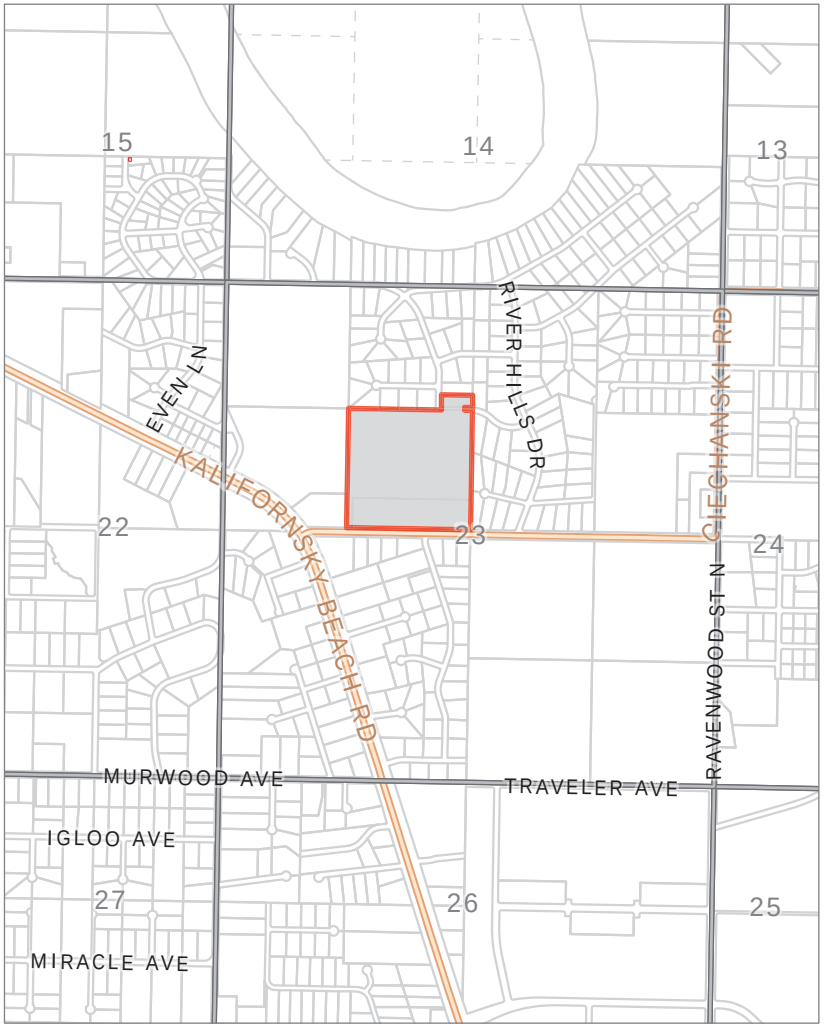
2. South Bend Bluff 2026 Addition; KPB File 2026-013
Edge Survey & Design / Wood, Best Realty LLC
Location: Ciechanski Road & August National Road
Kalifornsky Area

KENAI PENINSULA BOROUGH

Planning

Vicinity Map

2/19/2026



KPB File 2026-013
T05N R11W SEC23
Kalifornsky

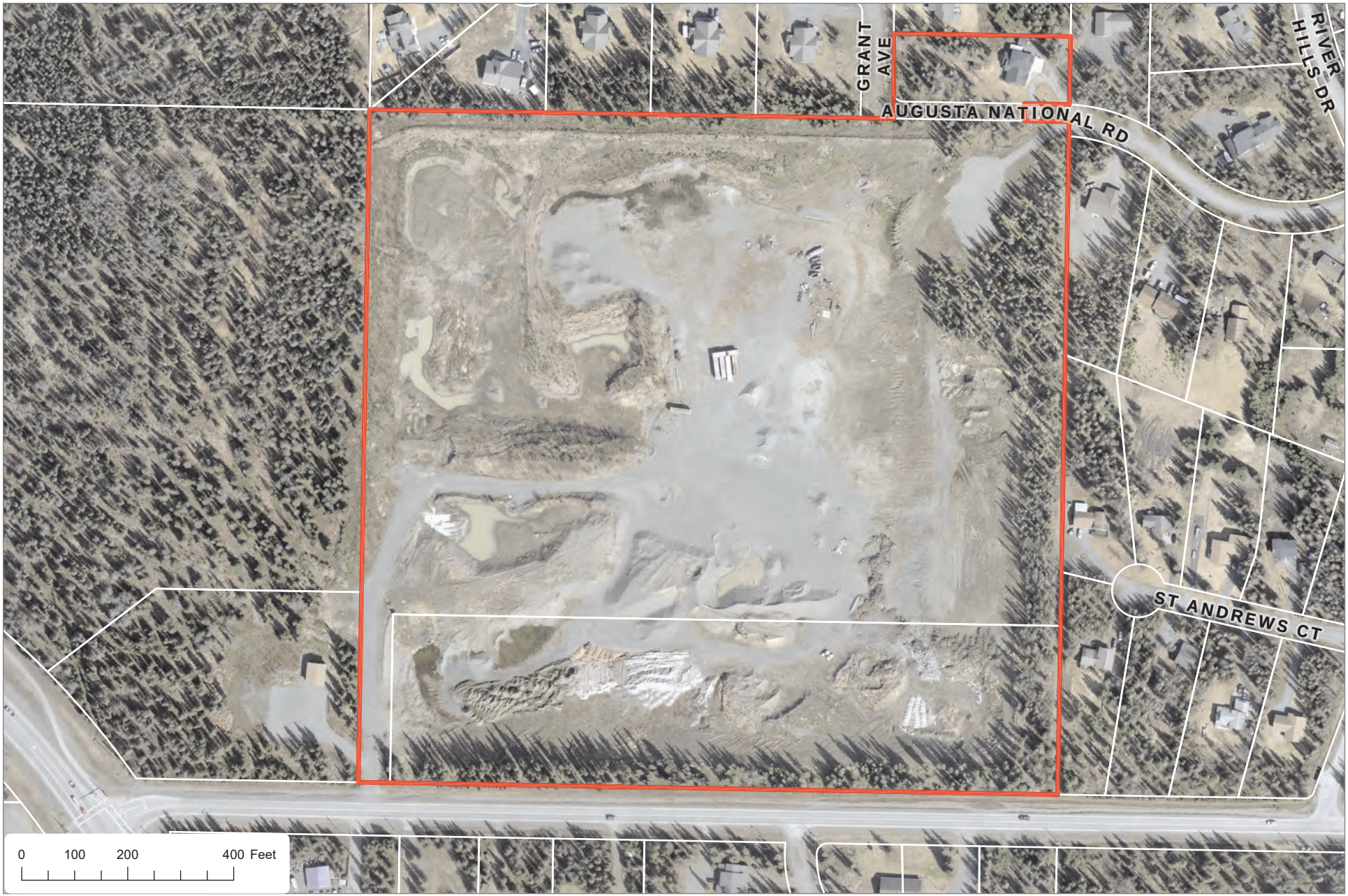
The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.

KENAI PENINSULA BOROUGH

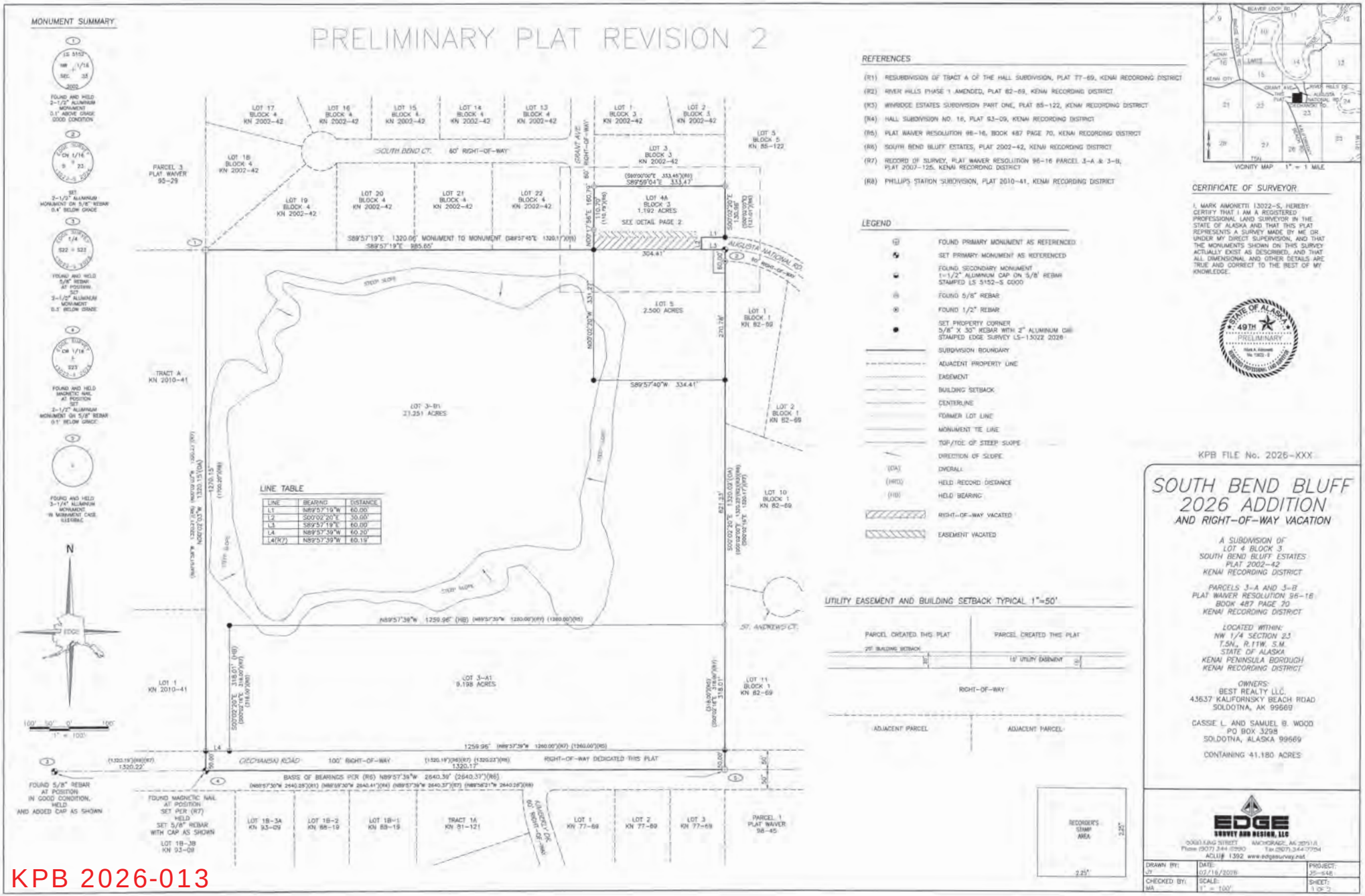
Planning

Aerial Map

KPB File 2026-013
2/19/2026

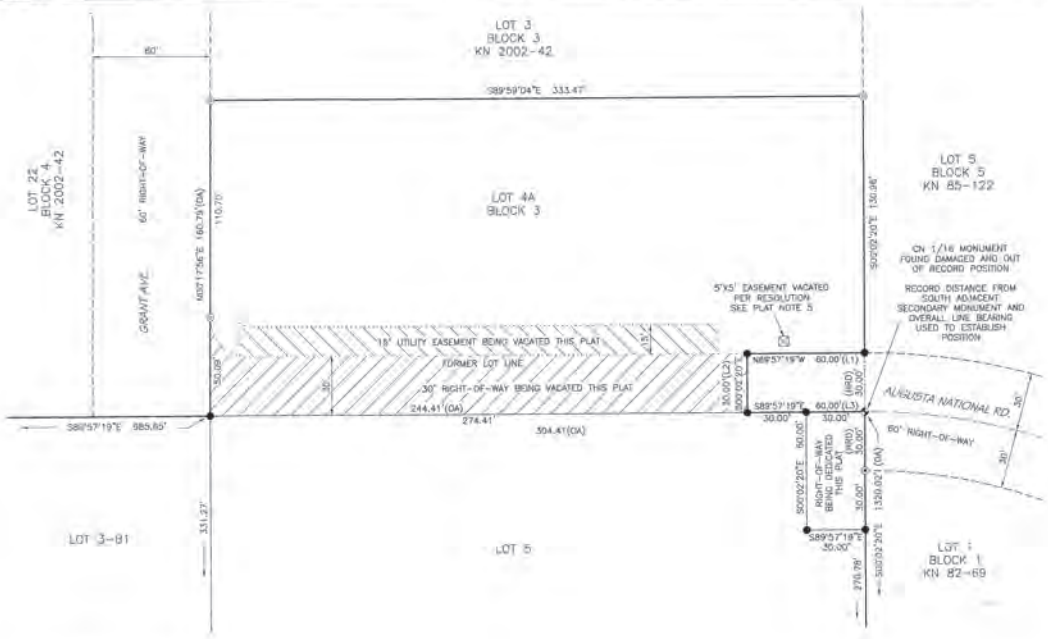


The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.


PRELIMINARY PLAT REVISION 2
MONUMENT SUMMARY
REFERENCES
(R1) RESUBDIVISION OF TRACT A OF THE HALL SUBDIVISION, PLAT 77-69, KENAI RECORDING DISTRICT
(R2) RIVER HILLS PHASE 1 AMENDED, PLAT 82-69, KENAI RECORDING DISTRICT
(R3) WINRIDGE ESTATES SUBDIVISION PART ONE, PLAT 85-122, KENAI RECORDING DISTRICT
(R4) HALL SUBDIVISION NO. 16, PLAT 93-09, KENAI RECORDING DISTRICT
(R5) PLAT WAIVER RESOLUTION 96-16, BOOK 487 PAGE 70, KENAI RECORDING DISTRICT
(R6) SOUTH BEND BLUFF ESTATES, PLAT 2002-42, KENAI RECORDING DISTRICT
(R7) RECORD OF SURVEY, PLAT WAIVER RESOLUTION 96-16 PARCEL 3-A & 3-B, PLAT 2007-125, KENAI RECORDING DISTRICT
(R8) PHILLIPS STATION SUBDIVISION, PLAT 2010-41, KENAI RECORDING DISTRICT
LEGEND
FOUND PRIMARY MONUMENT AS REFERENCED
SET PRIMARY MONUMENT AS REFERENCED
FOUND SECONDARY MONUMENT 1-1/2" ALUMINUM CAP ON 5/8" REBAR STAMPED LS 5152-S GOOD
FOUND 5/8" REBAR
FOUND 1/2" REBAR
SET PROPERTY CORNER 5/8" X 30" REBAR WITH 2" ALUMINUM CAP STAMPED EDGE SURVEY LS-13022 2026
SUBDIVISION BOUNDARY
ADJACENT PROPERTY LINE
EASEMENT
BUILDING SETBACK
CENTERLINE
FORMER LOT LINE
MONUMENT TIE LINE
TOP/TOE OF STEEP SLOPE
DIRECTION OF SLOPE
(OA) OVERALL
(HRD) HELD RECORD DISTANCE
(HB) HELD BEARING
RIGHT-OF-WAY VACATED
EASEMENT VACATED
LINE TABLE
LINE | BEARING | DISTANCE
L1 | N89°57'19"W | 60.00'
L2 | S00°02'20"E | 30.00'
L3 | S89°57'19"E | 60.00'
L4 | N89°57'39"W | 60.20'
L4(R7) | N89°57'39"W | 60.19'
UTILITY EASEMENT AND BUILDING SETBACK TYPICAL 1"=50'
PARCEL CREATED THIS PLAT
PARCEL CREATED THIS PLAT
20' BUILDING SETBACK
10' UTILITY EASEMENT
RIGHT-OF-WAY
ADJACENT PARCEL
ADJACENT PARCEL
VICINITY MAP 1" = 1 MILE
CERTIFICATE OF SURVEYOR
I, MARK AIMONETTI 13022-S, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THIS SURVEY ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.
STATE OF ALASKA 49TH PRELIMINARY
KPB FILE No. 2026-XXX
SOUTH BEND BLUFF 2026 ADDITION
AND RIGHT-OF-WAY VACATION
A SUBDIVISION OF LOT 4 BLOCK 3 SOUTH BEND BLUFF ESTATES PLAT 2002-42 KENAI RECORDING DISTRICT
PARCELS 3-A AND 3-B PLAT WAIVER RESOLUTION 96-16 BOOK 487 PAGE 70 KENAI RECORDING DISTRICT
LOCATED WITHIN: NW 1/4 SECTION 23 T.5N., R.11W. S.M. STATE OF ALASKA KENAI PENINSULA BOROUGH KENAI RECORDING DISTRICT
OWNERS: BEST REALTY LLC 43637 KALIFORNSKY BEACH ROAD SOLDOTNA, AK 99669
CASSIE L. AND SAMUEL B. WOOD PO BOX 3298 SOLDOTNA, ALASKA 99669
CONTAINING 41.180 ACRES
EDGE SURVEY AND DESIGN, LLC
RECORDER'S STAMP AREA
DRAWN BY: JY
DATE: 02/16/2026
PROJECT: 25-548
CHECKED BY: MA
SCALE: 1" = 100'
SHEET: 1 OF 2
KPB 2026-013

PRELIMINARY PLAT REVISION 2

DETAIL A



NOTES

1. BUILDING SETBACK – A SETBACK OF 20 FEET IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
2. THE FRONT 15 FEET ADJACENT TO THE RIGHTS-OF-WAY IS A UTILITY EASEMENT. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
3. ROADS MUST MEET THE DESIGN AND CONSTRUCTION STANDARDS ESTABLISHED BY THE BOROUGH IN ORDER TO BE CONSIDERED FOR CERTIFICATION AND INCLUSION IN THE ROAD MAINTENANCE PROGRAM, PER KPB 14.06.
4. EXCEPTION TO KPB CODES 20.30.170 – BLOCK LENGTH, 20.30.030 – PROPOSED STREET LAYOUT AND 20.30.100 CUL-DE-SACS, WAS GRANTED BY THE KENAI PENINSULA BOROUGH PLAT COMMITTEE AT THE MARCH 16, 2026 MEETING.
5. FORMER LOT 4 IS SUBJECT TO KENAI PENINSULA BOROUGH RESOLUTION 2020-04, VACATING A 5 FOOT BY 5 FOOT PORTION OF THE 15 FOOT UTILITY EASEMENT, CENTERED ON EXISTING WELL. RECORDED ON FEBRUARY 11, 2020, SERIAL NUMBER 2020-001127-0, KENAI RECORDING DISTRICT.
6. FORMER LOT 4 LOT A IS SUBJECT TO A ELECTRICAL LINE EASEMENTS WITH NO DEFINED LOCATION GRANTED TO HOMER ELECTRIC ASSOCIATION, INC. RECORDED ON SEPTEMBER 20, 1959 IN MISC. VOLUME 4, PAGE 46, AND RECORDED ON APRIL 14, 1970 IN VOLUME 37, PAGE 81, KENAI RECORDING DISTRICT.
7. FORMER LOT LOT A IS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED ON JUNE 26, 2002 SERIAL NUMBER 2002-005878-0, AND AMENDMENT THERETO RECORDED ON APRIL 20, 2010 SERIAL NUMBER 2010-003393-0-0, KENAI RECORDING DISTRICT.
8. THE KENAI PENINSULA BOROUGH WILL NOT ENFORCE PRIVATE COVENANTS, EASEMENTS, OR DEED RESTRICTIONS PER KPB 20.60.170(B).
9. FLOOD HAZARD NOTICE: SOME OR ALL OF THE PROPERTY SHOWN ON THIS PLAT HAS BEEN DESIGNATED BY FEMA AS A FLOOD HAZARD AREA DISTRICT AS OF THE DATE THIS PLAT IS RECORDED WITH THE DISTRICT RECORDER'S OFFICE PRIOR TO DEVELOPMENT, THE KENAI PENINSULA BOROUGH FLOODPLAIN ADMINISTRATOR SHOULD BE CONTACTED FOR CURRENT INFORMATION AND REGULATIONS. DEVELOPMENT MUST COMPLY WITH CHAPTER 21.06 OF THE KENAI PENINSULA BOROUGH CODE. THIS PLAT IS AFFECTED BY FLOOD ZONES X PER MAP PANEL 02122C-0146F.
10. WASTEWATER DISPOSAL LOT 4A: THE PARENT SUBDIVISION FOR THE LOTS RESULTING FROM THIS PLATING ACTION WAS APPROVED BY THE KENAI PENINSULA BOROUGH ON APRIL 22, 2002. WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

    WASTEWATER DISPOSAL LOTS 3-A1 AND 3-B1: LOTS WHICH ARE AT LEAST 200,000 SQUARE FEET IN SIZE MAY NOT BE SUITABLE FOR ONSITE WASTEWATER TREATMENT AND DISPOSAL. ANY WASTEWATER TREATMENT OR DISPOSAL SYSTEM MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

    WASTEWATER DISPOSAL LOT 5: SOIL CONDITIONS, WATER TABLE LEVELS, AND SOIL SLOPES IN THIS SUBDIVISION HAVE BEEN FOUND SUITABLE FOR CONVENTIONAL ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS SERVING SINGLE-FAMILY OR DUPLEX RESIDENCES. AN ENGINEER'S SUBDIVISION AND SOILS REPORT IS AVAILABLE FROM THE KENAI PENINSULA BOROUGH. ANY OTHER TYPE OF ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEM MUST BE DESIGNED BY A QUALIFIED ENGINEER, REGISTERED TO PRACTICE IN ALASKA, AND THE DESIGN MUST BE APPROVED BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

ENGINEER LICENSE NUMBER DATE

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF MARCH 16, 2026.
KENAI PENINSULA BOROUGH

AUTHORIZED OFFICIAL

KPB FILE No. 2026-XXX

CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY OUR FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

CASSIE L. WOOD
PO BOX 3298
SOLDOTNA, ALASKA 99669
FORMER LOTS 4

SAMUEL B. WOOD
PO BOX 3298
SOLDOTNA, ALASKA 99669
FORMER LOTS 4

JULIE A. BEST, MEMBER
BEST REALTY LLC.
43637 KALIFORNSKY BEACH ROAD
SOLDOTNA, AK 99669

TERRY D. BEST, MEMBER
BEST REALTY LLC.
43637 KALIFORNSKY BEACH ROAD
SOLDOTNA, AK 99669

NOTARY'S ACKNOWLEDGEMENT

FOR: CASSIE L. WOOD
ACKNOWLEDGED BEFORE ME
THIS _____ DAY OF _____, 2026

PUBLIC NOTARY SIGNATURE

MY COMMISSION EXPIRES: _____

NOTARY STAMP AREA

NOTARY'S ACKNOWLEDGEMENT

FOR: SAMUEL B. WOOD
ACKNOWLEDGED BEFORE ME
THIS _____ DAY OF _____, 2026

PUBLIC NOTARY SIGNATURE

MY COMMISSION EXPIRES: _____

NOTARY STAMP AREA

NOTARY'S ACKNOWLEDGEMENT

FOR: JULIE A. BEST
ACKNOWLEDGED BEFORE ME
THIS _____ DAY OF _____, 2026

PUBLIC NOTARY SIGNATURE

MY COMMISSION EXPIRES: _____

NOTARY STAMP AREA

NOTARY'S ACKNOWLEDGEMENT

FOR: TERRY D. BEST
ACKNOWLEDGED BEFORE ME
THIS _____ DAY OF _____, 2026

PUBLIC NOTARY SIGNATURE

MY COMMISSION EXPIRES: _____

NOTARY STAMP AREA

CERTIFICATE OF ACCEPTANCE BY KENAI PENINSULA BOROUGH

THE UNDERSIGNED OFFICIAL IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF THE KENAI PENINSULA BOROUGH FOR PUBLIC USES AND FOR PUBLIC PURPOSES THE REAL PROPERTY TO BE DEDICATED BY THIS PLAT INCLUDING EASEMENTS, RIGHTS-OF-WAY, ALLEYS, AND OTHER PUBLIC AREAS SHOWN ON THE PLAT IDENTIFIED AS FOLLOWS:

RIGHT OF WAY DEDICATED ON THIS PLAT =
HAMMER HEAD TURN AROUND AREA AT END OF AUGUSTA NATIONAL ROAD

THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSES DOES NOT OBLIGATE THE PUBLIC OR ANY GOVERNING BODY TO CONSTRUCT, OPERATE, OR MAINTAIN IMPROVEMENTS.

AUTHORIZED OFFICIAL DATE
KENAI PENINSULA BOROUGH
144 NORTH BINKLEY STREET
SOLDOTNA, ALASKA 99669

CERTIFICATE OF ACCEPTANCE BY STATE OF ALASKA

THE UNDERSIGNED OFFICIAL IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF THE STATE OF ALASKA FOR PUBLIC USES AND FOR PUBLIC PURPOSES THE REAL PROPERTY TO BE DEDICATED BY THIS PLAT INCLUDING EASEMENTS, RIGHTS-OF-WAY, ALLEYS, AND OTHER PUBLIC AREAS SHOWN ON THE PLAT IDENTIFIED AS FOLLOWS:

RIGHT OF WAY DEDICATED ON THIS PLAT:
NORTH 50 FEET OF DIETHANSKI AVENUE

THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSES DOES NOT OBLIGATE THE PUBLIC OR ANY GOVERNING BODY TO CONSTRUCT, OPERATE, OR MAINTAIN IMPROVEMENTS.

MELANIE ARNOLDS, P.E. ROW CHIEF DATE
STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES

SOUTH BEND BLUFF 2026 ADDITION

AND RIGHT-OF-WAY VACATION

A SUBDIVISION OF
LOT 3 BLOCK 3
SOUTH BEND BLUFF ESTATES
PLAT 2002-42
KENAI RECORDING DISTRICT

PARCELS 3-A AND 3-B
PLAT WAIVER RESOLUTION 96-16
BOOK 487 PAGE 70
KENAI RECORDING DISTRICT

LOCATED WITHIN:
NW 1/4 SECTION 23
T.5N., R.11W, S.M.
STATE OF ALASKA
KENAI PENINSULA BOROUGH
KENAI RECORDING DISTRICT

OWNERS:
BEST REALTY LLC.
43637 KALIFORNSKY BEACH ROAD
SOLDOTNA, AK 99669

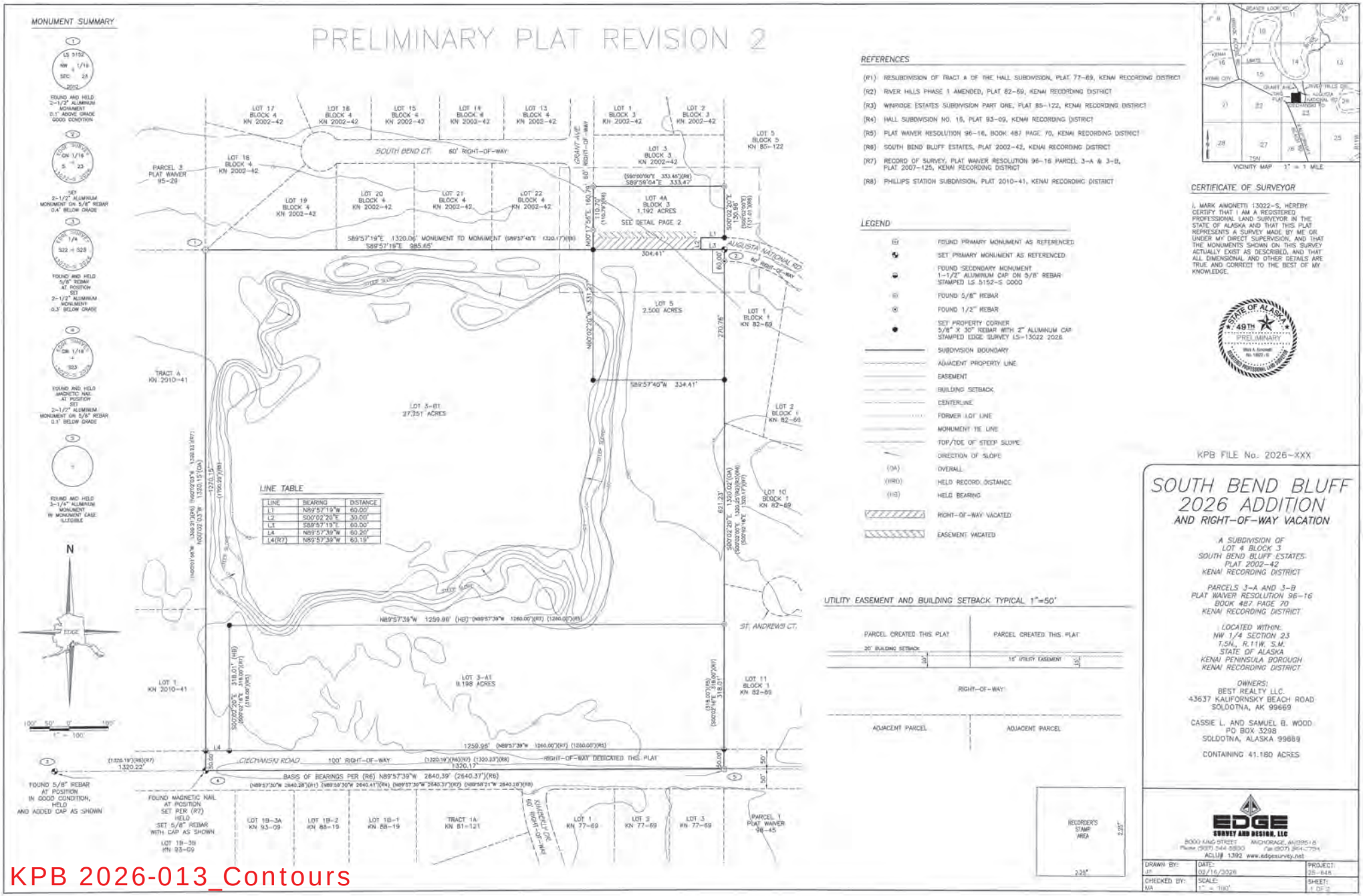
CASSIE L. AND SAMUEL B. WOOD
PO BOX 3298
SOLDOTNA, ALASKA 99669

CONTAINING 41.180 ACRES

EDGE SURVEY AND DESIGN, LLC
9000 KING STREET ANCHORAGE, AK 99515
Phone (907) 344-6060 Fax (907) 344-7704
ACLB# 1392 www.edgesurvey.net

DRAWN BY:	DATE:	PROJECT:
JY	02/16/2026	25-046
CHECKED BY:	SCALE:	SHEET:
MA	1" = 50'	1 OF 1

KPB 2026-013



KPB 2026-013_Contours

AGENDA ITEM E. NEW BUSINESS

ITEM #2 - PRELIMINARY PLAT
SOUTH BEND BLUFF ADDITION

KPB File No.	2026-013
Plat Committee Meeting:	April 13, 2026
Applicant / Owner:	Samuel B. and Cassie L. Wood and Best Realty, LLC of Soldotna, Alaska
Surveyor:	Jason Young and Mark Aimonetti, Edge Survey and Design, LLC
General Location:	Augusta National Road, off River Hills Drive, off Ciechanski Road, Kalifornsky Area

Parent Parcel No.:	055-423-22,055-031-56 & 055-031-55
Legal Description:	AUGUSTA NATIONAL ROAD T 5N R 11W SEC 23 Seward Meridian KN KN 2002042 SOUTH BEND BLUFF ESTATES LOT 4 BLK 3 AND PW PTN OF SE1/4 NW1/4 LYING N OF CIECHANSKI RD EXCL S318' OF E1260' PER PW RES 96-16 REC @487/70 AND PW S318' OF E1260' OF SE1/4 NW1/4 LYING N OF CIECHANSKI RD PER PW RES 96-16 REC @487/70
Assessing Use:	Residential,
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite / Onsite
Exception Request	none

STAFF REPORT

Specific Request / Scope of Subdivision: The plat is proposing to finalize a right-of-way vacation request, while combining three lots and to create four new lots ranging in size from 1.192 acres to 27.251 acres. There are also two dedications on the plat.

Location and Legal Access (existing and proposed):
Legal access to the plat on Ciechanski Rd on the south side of the plat., a 100' dedicated right-of-way maintained by the State of Alaska. On the north Grant Ave gives access to Lot 4 and Lot 3-B1 and Augusta National Rd gives access to Lots 4 & 5. To get to Augusta National Rd come from Ciechanski Rd to River Hills Dr to Augusta National Rd. to get to Grant Ave, continue on River Hills Dr to Winridge Ave, turn left to Grant Ave.

The plat is finalizing the vacation of a portion of Augusta National Rd in the north east corner of the plat. The request to vacate is being heard at the April 13, 2026 Planning Commission meeting. The layout of the plat is on condition of the approval of the vacation. Non-approval will require a redesign of the plat layout.

Section line easements do not affect the plat

The block is irregularly shaped and loosely defined by Grant Avenue and Augusta National Road to the north, River Hills Drive and St. Andrews Court to the east, Ciechanski Road to the south, and Kalifornsky Beach Road and Phillips Street to the west. The block length along the southern boundary is approximately 2,337 feet, which exceeds the maximum length allowed by KPB 20.30.170. Future development of the southern portion of this subdivision could create a through dedication to break the block length. An additional access point to Ciechanski Rd on the east side of the plat on the south side would be recommended with further development.

KPB Roads Dept. comments	Out of Jurisdiction: No

	Roads Director: Uhlin, Dil Comments: Augusta National Road does not have the required turn around per KPB Code there must be a turnaround at the end of a terminating road. This is a maintained road as well so a turnaround point is critical.
SOA DOT ROW	
SOA DOT & PF	No comment

Site Investigation:

There are areas of steep slope shown on the drawing. Per KPB GIS terrain data, there are more steep area within the current shown slopes. ***Staff recommends*** the surveyor review the contours and add the areas noted as steep to the drawing that wee missed.

Lot 4 has a house located on the easterly side of the lot. The south portion of the plat does not have any structures located on it.

Per the River center review, the plat is located in a FEMA designated flood hazard area. The note located at KPB 20.30.280.D Flood Hazard Notice has been added to the drawing as plat note 9. Within the note change the zone to X-Unshaded.

The plat is note located in a habitat protection district per the River Center review.

No wetlands are located within the plat area according to the KWF Wetlands Assessment.

KPB River Center review	A. Floodplain Reviewer: Hindman, Julie Floodplain Status: IS in flood hazard area Comments: Within non-regulatory X-Unshaded zone that has an area of minimal flood hazard. No depictions plat note should be present. Flood Zone: X (unshaded) Map Panel: 02122C-0145F In Floodway: False Floodway Panel: B. Habitat Protection Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: No comments
State of Alaska Fish and Game	

Staff Analysis

South Bend Bluff Estates KN2002-42 was the first plat of the area previously surveyed as Government Lot 13 and a portion of the NE1/4 NW1/4 of Section 23, Township 5 North, Range 11 West SM Kenai Recording District, Kenai Peninsula Borough, Alaska, this plat included Lot 4 Block 3 and the north portion of Augusta National Rd. The south portion of the subdivision was portioned off by PC Plat Waiver Resolution 96-16, creating from the SE1/4 of the NW1/4 of said Section 23, Parcels 3-A and 3-B.

A soils report will be required and an engineer will sign the final plat as lots 4A Block 1 and Lot 5 are below 200,000 sq ft.

A soils report will not be required as the lots 3-A1 and 3-B1 are above 200,000 sq ft.

Notice of the proposed plat was mailed to the beneficial interest holder on February 26, 2026. Northrim Bank responded that as a benefited interest, they will require their signature be included on the subdivision plat. Staff recommends the surveyor contact Northrim Bank to obtain information for signature on the plat including authorized signer and add to the plat along with sending paperwork and correspondence to platting staff.

The plat is located in the Kalifornsky Advisory Planning Commission which is inactive at this time.

The subdivision plat has been reviewed and generally complies with the 2019 Kenai Peninsula Borough Comprehensive plan.

Utility Easements
Easement in book 399 page56 needs to be added to the drawing and as a plat note.
There is a vacation of a portion of the utility easement along Augusta National Rd in the part remaining it looks that may be part of the PC Resolution 2020-04 that should be shown.

The plat is finalizing the vacation of the15' utility easement with the approval of the vacation of the right-of-way, as shown on the plat.

As part of our routine notification process, the subdivision plat was emailed to the affected utility providers for review. **Staff recommends:** the surveyor work with the utility providers to accommodate their request, ensuring optimal use of the owner's land and maximum benefit for both the provider and the public.

With the notifications, HEA did return a comment requesting a utility easement within the area the right-of-way to be vacate. The comment is in the packet for viewing.

Utility provider review:

HEA	See comment in packet
ENSTAR	No comment or recommendations
ACS	No objections
GCI	Approved as shown

KPB department / agency review:

Addressing	Reviewer: Pace, Rhealyn Affected Addresses: 47488 Augusta National Rd, 47734 Ciechanski Rd. Existing Street Names are Correct: Yes List of Correct Street Names: Ciechanski Rd, Augusta National Rd, Grant Ave Existing Street Name Corrections Needed: All New Street Names are Approved: No List of Approved Street Names: List of Street Names Denied: Comments: This action will not affect addresses.

Code Compliance	Reviewer: Ogren, Eric Comments: No comments
Planner	Reviewer: Raidmae, Ryan There are not any Local Option Zoning District issues with this proposed plat. Conditional Land Use Permit CLUP Resolution Number: 2011-08, 2011-09 CLUP Approval Date: 4/25/2011 Material Site Comments: Parcels 055-031-55 and 055-031-56 were both part of a CLUP material site, permit MS2011-001. The material site expired on 04/24/2016 and has not been fully reclaimed.
Assessing	Reviewer: Windsor, Heather Comments: No comment

STAFF RECOMMENDATIONS

CORRECTIONS / EDITS

Remove plat note 4

PLAT NOTES TO ADD.

- Roads must meet the design and construction standards established by the borough in order to be considered for certification and inclusion in the road maintenance program (KPB 14.06).
- The borough will not enforce private covenants, easements, or deed restrictions per KPB 20.60.170(B).
- Acceptance of this plat by the Borough does not indicate acceptance of any encroachments.

KPB 20.25.070 – Form and contents required

***Staff recommendation**: final plat submittals must comply with 20.25.070. Additional information, revisions, and/or corrections are required as noted below.*

A. Within the Title Block

1. Name of the subdivision which shall not be the same as an existing city, town, tract, or subdivision of land in the borough, of which a plat has been previously recorded, or so nearly the same as to mislead the public or cause confusion. The parent plat's name shall be the primary name of the preliminary plat.
2. Legal description, location, date, and total area in acres of the proposed subdivision;
3. Name and address of owner(s), as shown on the KPB records and the certificate to plat, and registered land surveyor.

Staff recommendation:

Modify the KPB File no to 2026-013

Total area needs to include Ciechanski Rd dedication.

G. The status of adjacent lands within 100 feet of the proposed subdivision boundary or the land status across from any dedicated rights-of-way that adjoin the propose subdivision boundary, including names of subdivisions, lot lines, block numbers, lot numbers, rights-of-way; or an indication that the adjacent land is not subdivided;

Staff recommendation:

To the east, show the east lines of Lot 10 & 11 block 1 KN82-69, add the labels to the east.

M. Approximate locations of slopes over 20 percent in grade and if contours are shown, the areas of the contours that exceed 20 percent grade shall be clearly labeled as such;

Staff recommendation:

Show other steep areas in lower portion of pit

KPB 20.30 – Subdivision Design Requirements

***Staff recommendation**: final plat submittals must comply with 20.30. Additional information, revisions, and/or corrections are required as noted below.*

KPB 20.40 – Wastewater Disposal

***Staff recommendation**: final plat submittals must comply with 20.40. Additional information, revisions, and/or corrections are required as noted below.*

20.40.010 Wastewater disposal.

Platting Staff Comments:

***Staff recommendation**: comply with 20.40.*

KPB 20.60 – Final Plat

***Staff recommendation**: final plat submittals must comply with 20.60. Additional information, revisions, and/or corrections are required as noted below.*

RECOMMENDATION:

SUBJECT TO EXCEPTION(S) GRANTED, STAFF RECOMMENDS:

- **GRANT APPROVAL OF THE PRELIMINARY PLAT SUBJECT TO STAFF RECOMMENDATIONS, AND**
- **COMPLIANCE WITH KPB 20.25.070 (FORM AND CONTENTS), KPB 20.25.080 (PETITION REQUIRED), KPB 20.30 (DESIGN REQUIREMENTS); AND KPB 20.40 (WASTEWATER DISPOSAL), AND**
- **COMPLIANCE WITH KPB 20.60 TO ENSURE ADMINISTRATIVE APPROVAL OF THE FINAL PLAT.**

NOTE: 20.25.120. - REVIEW AND APPEAL.

A PARTY OF RECORD MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF NOTIFICATION OF THE DECISION IN ACCORDANCE WITH KPB 2.40.080.

A DECISION OF THE PLANNING COMMISSION MAY BE APPEALED TO THE HEARING OFFICER BY A PARTY OF RECORD WITHIN 15 DAYS OF THE DATE OF NOTICE OF DECISION IN ACCORDANCE WITH KPB 21.20.250.

END OF STAFF REPORT

KENAI PENINSULA BOROUGH

Planning

Aerial Map

KPB File 2026-013
2/19/2026

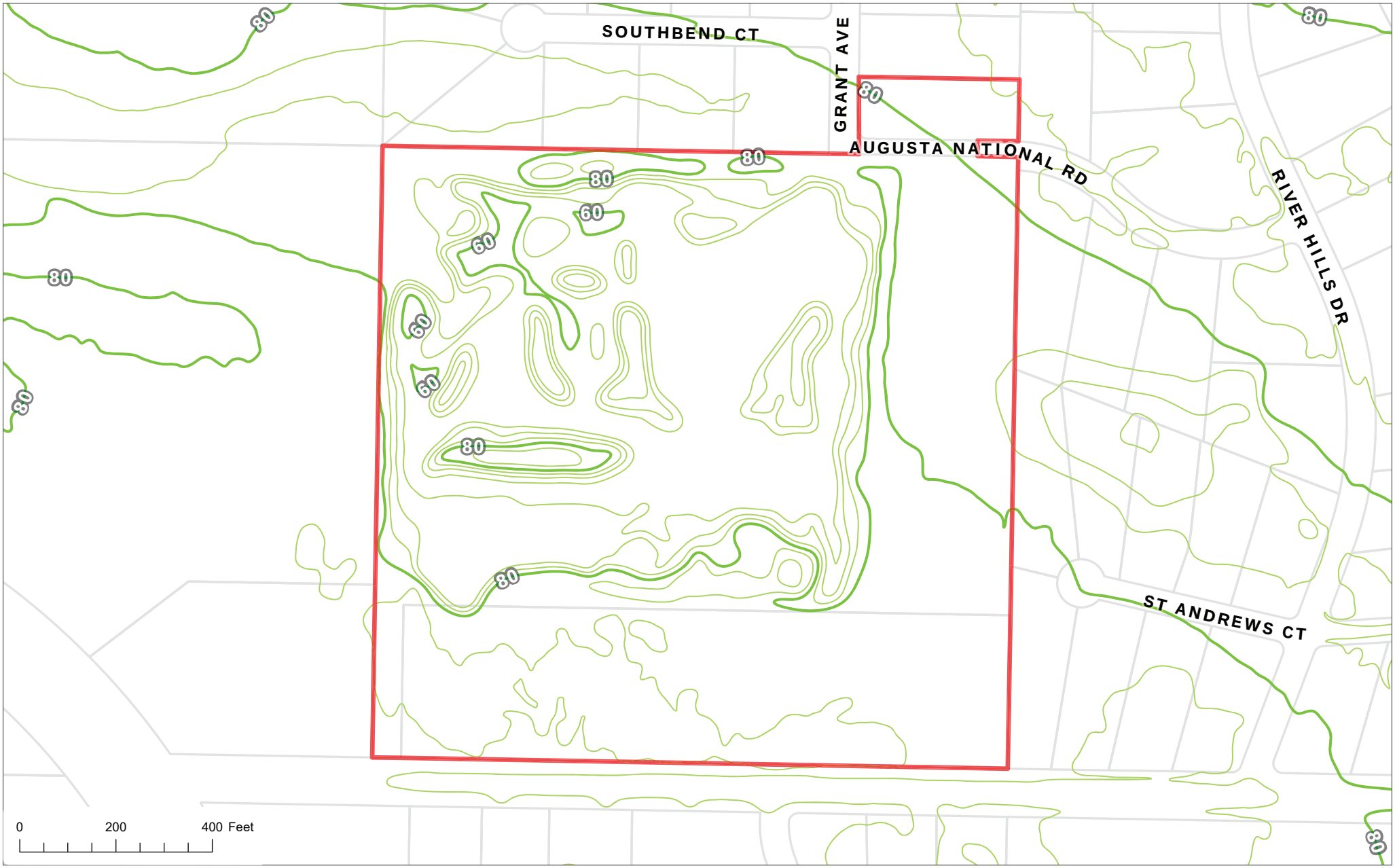
The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.

KENAI PENINSULA BOROUGH

Planning

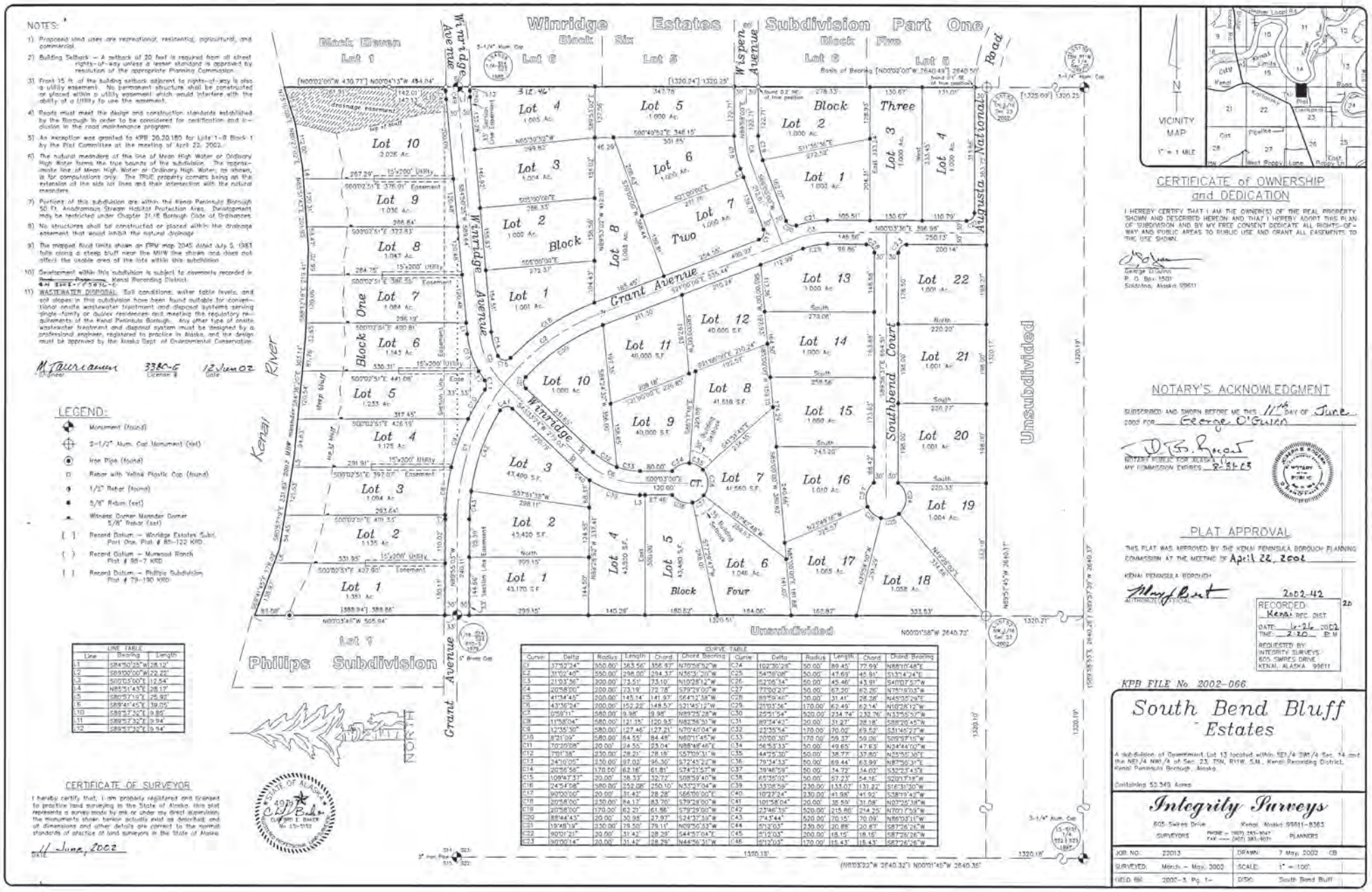
Aerial with 5-foot Contours

KPB File 2026-013
2/19/2026



The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.

See PC Resolutions 2011-25 and 2012-04 and 2020-04 and 2024-07



KENAI PENINSULA BOROUGH
PLANNING COMMISSION

BOOK 0487 PAGE 070

PLAT WAIVER RESOLUTION 96-16

KENAI RECORDING DISTRICT

GRANTING A PLATTING WAIVER FOR CERTAIN LANDS WITHIN SECTION 23, TOWNSHIP 5 NORTH, RANGE 11 WEST, SEWARD MERIDIAN, ALASKA

WHEREAS, Brad Phillips has petitioned for a waiver of platting requirements for the following described parcel:

> Parcel 3, Planning Commission Resolution 95-29 described as a portion of the SE1/4 NW1/4, Section 23, Township 5 North, Range 11, West, Seward Meridian, Alaska lying north of Ciechanski Road right-of-way, cntg 38.3 acres more or less.

WHEREAS, 29.40.090 of Alaska Statutes provides that the platting authority shall waive the preparation, submission for approval, and recording of a plat upon satisfactory evidence that certain conditions exist.

WHEREAS, it has been determined that all requirements have been met.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE KENAI PENINSULA BOROUGH:

Section 1: That a waiver of platting requirements is hereby granted for the above described parcel.

Section 2: That the plat waiver is being granted for the purpose of creating two parcels described as follows:

Parcel 3-A: The south 318' of the east 1260' of that portion of the SE1/4 of the NW1/4 of Section 23, Township 5 North, Range 11 West, Seward Meridian, Alaska lying north of Ciechanski Road, cntg 9.2 acres.

Parcel 3-B: That portion of the SE1/4 of the NW1/4 of Section 23, Township 5 North, Range 11 West, Seward Meridian, Alaska lying north of Ciechanski Road, except for the south 318' of the east 1260', cntg 29.1 acres.

Section 3. That this resolution is void if not recorded in the appropriate Recording District within thirty days of adoption.

Section 4. That this resolution becomes effective upon being properly recorded.

ADOPTED BY THE PLANNING COMMISSION OF THE KENAI PENINSULA BOROUGH ON THIS 10 DAY OF June, 1996.

Philip Bryson, Vice Chairperson
Planning Commission

NOTARY ACKNOWLEDGEMENT:

Subscribed and sworn before me this 10 day of June, 1996.

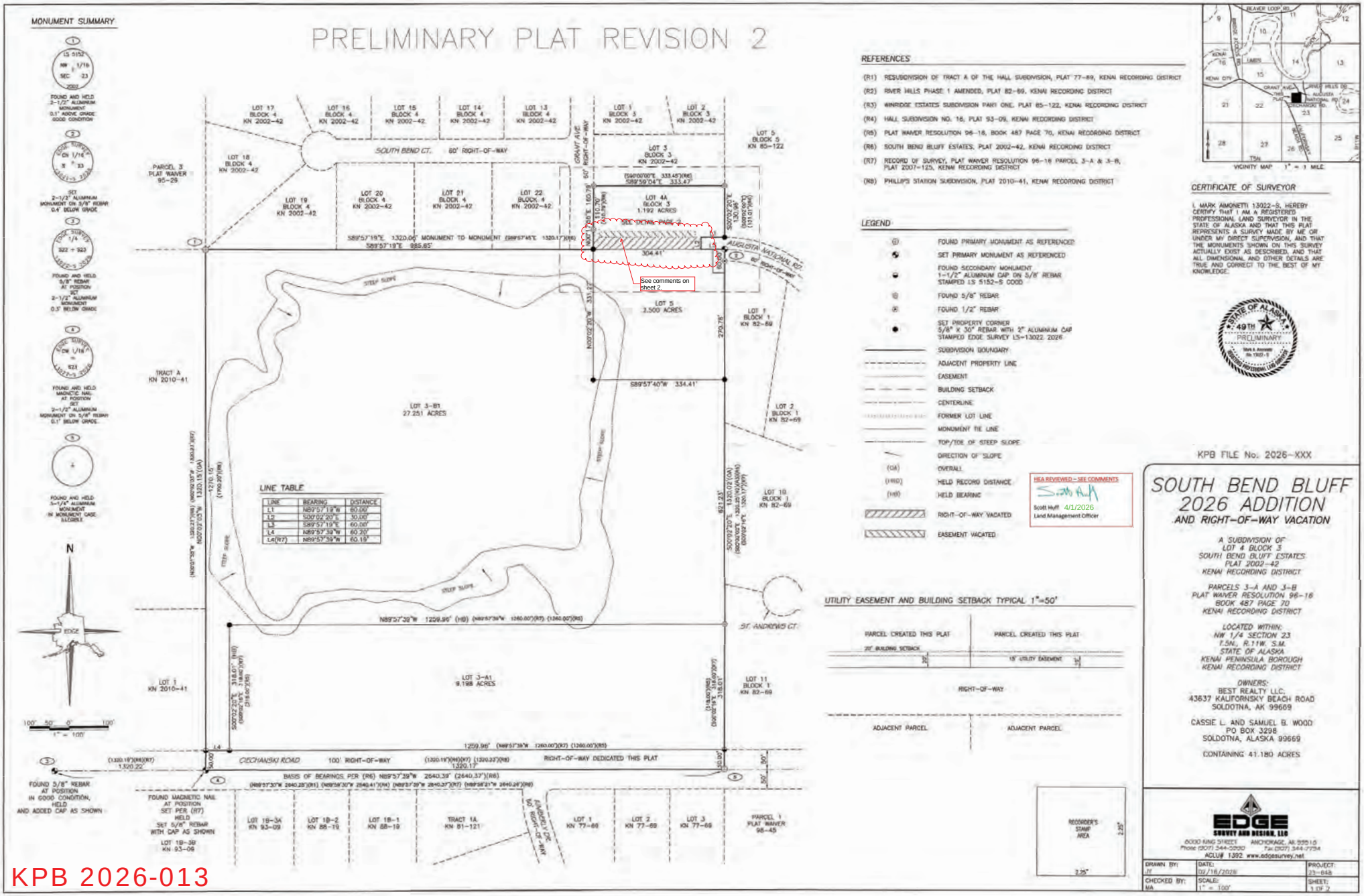
Notary Public for State of Alaska
My Commission Expires: 1-16-99

NOTARY PUBLIC
STATE OF ALASKA
MARIA E. SWEPPY

Please return to:
Planning Department
Kenai Peninsula Borough
144 North Binkley
Soldotna, Alaska 99669-7599

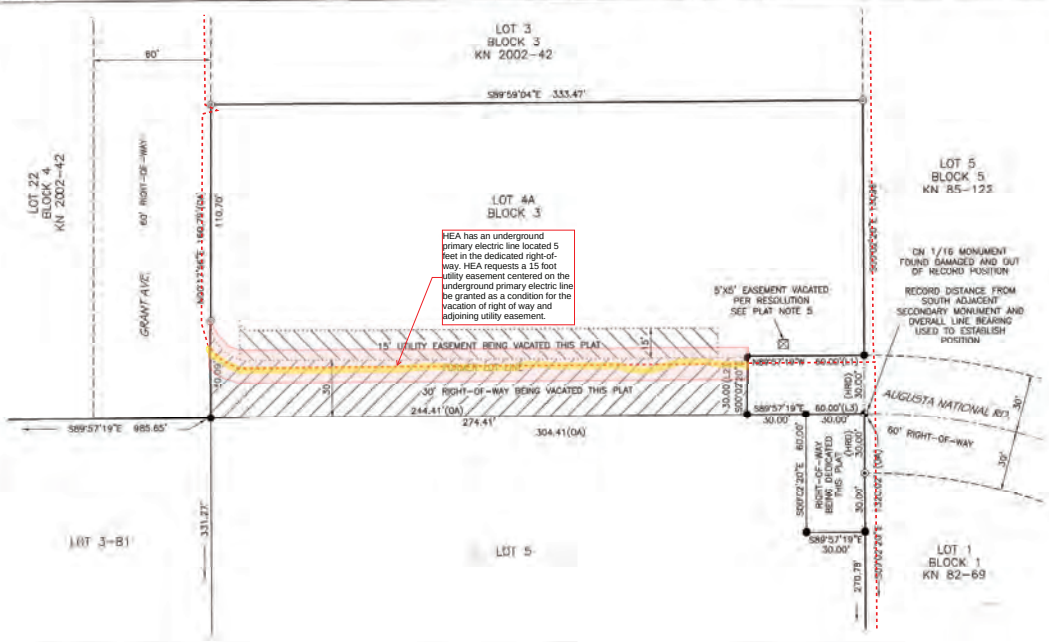
96-4861
KENAI RECIS
DISTRICT
REQUESTED BY S. Phillips

'96 JUN 21 PM 12 31


PRELIMINARY PLAT REVISION 2
MONUMENT SUMMARY
REFERENCES
LEGEND
CERTIFICATE OF SURVEYOR
VICINITY MAP
LINE TABLE
UTILITY EASEMENT AND BUILDING SETBACK TYPICAL 1"=50'
KPB FILE No. 2026-XXX
SOUTH BEND BLUFF 2026 ADDITION
AND RIGHT-OF-WAY VACATION
A SUBDIVISION OF LOT 4 BLOCK 3 SOUTH BEND BLUFF ESTATES PLAT 2002-42 KENAI RECORDING DISTRICT
PARCELS 3-A AND 3-B PLAT WAIVER RESOLUTION 96-16 BOOK 487 PAGE 70 KENAI RECORDING DISTRICT
LOCATED WITHIN: NW 1/4 SECTION 23 T.5N., R.11W. S.M. STATE OF ALASKA KENAI PENINSULA BOROUGH KENAI RECORDING DISTRICT
OWNERS:
BEST REALTY LLC.
43637 KALIFORNSKY BEACH ROAD
SOLDOTNA, AK 99669
CASSIE L. AND SAMUEL B. WOOD
PO BOX 3298
SOLDOTNA, ALASKA 99669
CONTAINING 41.180 ACRES
EDGE SURVEY AND DESIGN, LLC
DRAWN BY: JY
DATE: 09/16/2026
PROJECT: 25-048
CHECKED BY: MA
SCALE: 1" = 100'
SHEET: 1 OF 2
KPB 2026-013

PRELIMINARY PLAT REVISION 2

DETAIL A



NOTES

1. BUILDING SETBACK – A SETBACK OF 20 FEET IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
2. THE FRONT 15 FEET ADJACENT TO THE RIGHTS-OF-WAY IS A UTILITY EASEMENT. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
3. ROADS MUST MEET THE DESIGN AND CONSTRUCTION STANDARDS ESTABLISHED BY THE BOROUGH IN ORDER TO BE CONSIDERED FOR CERTIFICATION AND INCLUSION IN THE ROAD MAINTENANCE PROGRAM, PER KPB 14.06.
4. EXCEPTION TO KPB CODES 20.30.170 – BLOCK LENGTH, 20.30.030 – PROPOSED STREET LAYOUT AND 20.30.100 CUL-DE-SACS, WAS GRANTED BY THE KENAI PENINSULA BOROUGH PLAT COMMITTEE AT THE MARCH 16, 2026 MEETING.
5. FORMER LOT 4 IS SUBJECT TO KENAI PENINSULA BOROUGH RESOLUTION 2020-04, VACATING A 5 FOOT BY 5 FOOT PORTION OF THE 15 FOOT UTILITY EASEMENT, CENTERED ON EXISTING WELL, RECORDED ON FEBRUARY 11, 2020, SERIAL NUMBER 2020-001127-0, KENAI RECORDING DISTRICT.
6. FORMER LOT 4 LOT 4 IS SUBJECT TO A ELECTRICAL LINE EASEMENTS WITH NO DEFINED LOCATION GRANTED TO HOMER ELECTRIC ASSOCIATION, INC. RECORDED ON SEPTEMBER 20, 1959 IN MISC. VOLUME 4, PAGE 46, AND RECORDED ON APRIL 14, 1970 IN VOLUME 37, PAGE 81, KENAI RECORDING DISTRICT.
7. FORMER LOT LOT 4 IS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED ON JUNE 26, 2002 SERIAL NUMBER 2002-005876-0, AND AMENDMENT THERETO RECORDED ON APRIL 20, 2010 SERIAL NUMBER 2010-003393-0-0, KENAI RECORDING DISTRICT.
8. THE KENAI PENINSULA BOROUGH WILL NOT ENFORCE PRIVATE COVENANTS, EASEMENTS, OR DEED RESTRICTIONS PER KPB 20.60.170(B).
9. FLOOD HAZARD NOTICE: SOME OR ALL OF THE PROPERTY SHOWN ON THIS PLAT HAS BEEN DESIGNATED BY FEMA AS A FLOOD HAZARD AREA DISTRICT AS OF THE DATE THIS PLAT IS RECORDED WITH THE DISTRICT RECORDER'S OFFICE. PRIOR TO DEVELOPMENT, THE KENAI PENINSULA BOROUGH FLOODPLAIN ADMINISTRATOR SHOULD BE CONTACTED FOR CURRENT INFORMATION AND REGULATIONS. DEVELOPMENT MUST COMPLY WITH CHAPTER 21.06 OF THE KENAI PENINSULA BOROUGH CODE. THIS PLAT IS AFFECTED BY FLOOD ZONES X PER MAP PANEL 02122C-0145F.
10. WASTEWATER DISPOSAL LOT 4A: THE PARENT SUBDIVISION FOR THE LOTS RESULTING FROM THIS PLATING ACTION WAS APPROVED BY THE KENAI PENINSULA BOROUGH ON APRIL 22, 2002. WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

    WASTEWATER DISPOSAL LOTS 3-A1 AND 3-B1: LOTS WHICH ARE AT LEAST 200,000 SQUARE FEET IN SIZE MAY NOT BE SUITABLE FOR ONSITE WASTEWATER TREATMENT AND DISPOSAL. ANY WASTEWATER TREATMENT OR DISPOSAL SYSTEM MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

    WASTEWATER DISPOSAL LOT 5: SOIL CONDITIONS, WATER TABLE LEVELS, AND SOIL SLOPES IN THIS SUBDIVISION HAVE BEEN FOUND SUITABLE FOR CONVENTIONAL ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS SERVING SINGLE-FAMILY OR DUPLEX RESIDENCES. AN ENGINEER'S SUBDIVISION AND SOILS REPORT IS AVAILABLE FROM THE KENAI PENINSULA BOROUGH. ANY OTHER TYPE OF ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEM MUST BE DESIGNED BY A QUALIFIED ENGINEER, REGISTERED TO PRACTICE IN ALASKA, AND THE DESIGN MUST BE APPROVED BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

ENGINEER LICENSE NUMBER DATE

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF MARCH 16, 2026.
KENAI PENINSULA BOROUGH

AUTHORIZED OFFICIAL

KPB FILE No. 2026-XXX

CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY OUR FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

CASSIE L. WOOD
PO BOX 3298
SOLDOTNA, ALASKA 99669
FORMER LOTS 4

SAMUEL B. WOOD
PO BOX 3298
SOLDOTNA, ALASKA 99669
FORMER LOTS 4

JULIE A. BEST, MEMBER
BEST REALTY LLC
43637 KALIFORNSKY BEACH ROAD
SOLDOTNA, AK 99669

TERRY D. BEST, MEMBER
BEST REALTY LLC
43637 KALIFORNSKY BEACH ROAD
SOLDOTNA, AK 99669

NOTARY'S ACKNOWLEDGEMENT

FOR: CASSIE L. WOOD
ACKNOWLEDGED BEFORE ME
THIS _____ DAY OF _____ 2026

PUBLIC NOTARY SIGNATURE

MY COMMISSION EXPIRES:

NOTARY STAMP AREA

NOTARY'S ACKNOWLEDGEMENT

FOR: SAMUEL B. WOOD
ACKNOWLEDGED BEFORE ME
THIS _____ DAY OF _____ 2026

PUBLIC NOTARY SIGNATURE

MY COMMISSION EXPIRES:

NOTARY STAMP AREA

NOTARY'S ACKNOWLEDGEMENT

FOR: JULIE A. BEST
ACKNOWLEDGED BEFORE ME
THIS _____ DAY OF _____ 2026

PUBLIC NOTARY SIGNATURE

MY COMMISSION EXPIRES:

NOTARY STAMP AREA

NOTARY'S ACKNOWLEDGEMENT

FOR: TERRY D. BEST
ACKNOWLEDGED BEFORE ME
THIS: _____ DAY OF _____ 2026

PUBLIC NOTARY SIGNATURE

MY COMMISSION EXPIRES:

NOTARY STAMP AREA

CERTIFICATE OF ACCEPTANCE BY KENAI PENINSULA BOROUGH

THE UNDERSIGNED OFFICIAL IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF THE KENAI PENINSULA BOROUGH FOR PUBLIC USES AND FOR PUBLIC PURPOSES THE REAL PROPERTY TO BE DEDICATED BY THIS PLAT INCLUDING EASEMENTS, RIGHTS-OF-WAY, ALLEYS, AND OTHER PUBLIC AREAS SHOWN ON THE PLAT IDENTIFIED AS FOLLOWS:

RIGHT OF WAY DEDICATED ON THIS PLAT –
HAMMER HEAD TURN AROUND AREA AT END OF AUGUSTA NATIONAL ROAD

THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSES DOES NOT OBLIGATE THE PUBLIC OR ANY GOVERNING BODY TO CONSTRUCT, OPERATE, OR MAINTAIN IMPROVEMENTS.

AUTHORIZED OFFICIAL DATE
KENAI PENINSULA BOROUGH
144 NORTH BINKLEY STREET
SOLDOTNA, ALASKA 99669

CERTIFICATE OF ACCEPTANCE BY STATE OF ALASKA

THE UNDERSIGNED OFFICIAL IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF THE STATE OF ALASKA FOR PUBLIC USES AND FOR PUBLIC PURPOSES THE REAL PROPERTY TO BE DEDICATED BY THIS PLAT INCLUDING EASEMENTS, RIGHTS-OF-WAY, ALLEYS, AND OTHER PUBLIC AREAS SHOWN ON THE PLAT IDENTIFIED AS FOLLOWS:

RIGHT OF WAY DEDICATED ON THIS PLAT:
NORTH 50 FEET OF DIECHANSKI AVENUE

THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSES DOES NOT OBLIGATE THE PUBLIC OR ANY GOVERNING BODY TO CONSTRUCT, OPERATE, OR MAINTAIN IMPROVEMENTS.

MELANIE ARNOLDS, P.E. ROW CHIEF DATE
STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES

SOUTH BEND BLUFF 2026 ADDITION
AND RIGHT-OF-WAY VACATION

A SUBDIVISION OF
LOT 3 BLOCK 3
SOUTH BEND BLUFF ESTATES
PLAT 2002-42
KENAI RECORDING DISTRICT

PARCELS 3-A AND 3-B
PLAT WAIVER RESOLUTION 96-16
BOOK 487 PAGE 70
KENAI RECORDING DISTRICT

LOCATED WITHIN:
NW 1/4 SECTION 23
T.5N., R.11W., S.M.
STATE OF ALASKA
KENAI PENINSULA BOROUGH
KENAI RECORDING DISTRICT

OWNERS:
BEST REALTY LLC
43637 KALIFORNSKY BEACH ROAD
SOLDOTNA, AK 99669

CASSIE L. AND SAMUEL B. WOOD
PO BOX 3298
SOLDOTNA, ALASKA 99669

CONTAINING 41.180 ACRES

EDGE SURVEY AND DESIGN, LLC
6000 KING STREET ANCHORAGE, AK 99518
Phone (907) 344-5990 Fax (907) 344-7754
ACLB# 1302 www.edgesurvey.net

DRAWN BY: JP	DATE: 02/16/2026	PROJECT: 25-048
CHECKED BY: MA	SCALE: 1" = 30'	SHEET: 2 OF 2

KENAI PENINSULA Borough

Planning Department

144 North Binkley Street, Soldotna, AK 99669 | (P) 907-714-2200 | (F) 907-714-2378 | www.kpb.us

KENAI PENINSULA BOROUGH PLANNING COMMISSION
NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 3/4/2026 proposing to subdivide or replat property. You are being sent this notice because you are within 300 feet of the proposed subdivision, or a beneficial interest holder, and are invited to comment. *If you are an owner adjacent to a half right-of-way being dedicated, please be aware that you may be required to match the dedication if your property is subdivided in the future.*

Proposed plat under consideration is described as follows:

Request / Affected Property: This subdivision will subdivide three parcels into four parcels.

KPB File No. 2026-013

Petitioner(s) / Land Owner(s): Samuel & Cassie Wood and Best Realty LLC of Soldotna, AK

The location of the proposed plat is provided on the attached map. A preliminary plat showing the proposed subdivision may be viewed at the Planning Department. Subdivision reviews are conducted in accordance with KPB Subdivision Ordinance. A copy of the Ordinance is available from the Planning Department. ***Comments should be guided by the requirements of that Ordinance***.

Public hearing will be held by the Kenai Peninsula Borough Plat Committee or Planning Commission on **Monday, April 13, 2026**, commencing at **6:30 pm**, or as soon thereafter as business permits. The meeting is being held in person at the Betty J. Glick Assembly Chambers of the Kenai Peninsula Borough George A. Navarre Administration Building, 144 N. Binkley Street, Soldotna, Alaska. This meeting will also be held via Zoom, or other audio or video conferencing means whenever technically feasible.

To attend the meeting using Zoom from a computer visit **https://us06web.zoom.us/j/9077142200**. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the meeting may be found at https://www.kpb.us/local-governance-and-permitting/leadership-governance/planning-commission/planning-public-notices.

Anyone wishing to testify may attend the meeting in person or through Zoom. Written testimony may be submitted by email to planning@kpb.us, or mailed to the attention of Beverly Carpenter, Kenai Peninsula Borough Planning Department, 144 N. Binkley Street, Soldotna, Alaska 99669. [Written comments may also be sent by Fax to 907-714-2378]. All written comments or documents must be submitted by **1:00 PM, Friday, April 10, 2026.** The deadline to submit written comments or documents does not impact the ability to provide verbal testimony at the public hearing.

Additional information such as staff reports and comments are available online. This information is available the Monday prior to the meeting and found at https://kpb.legistar.com/Calendar.aspx. Use the search options to find the correct timeframe and committee.

For additional information contact Sandee Simons (ssimons@kpb.us) or Beverly Carpenter (BCarpenter@kpb.us), Planning Department, 714-2200 (1-800-478-4441 toll free within Kenai Peninsula Borough).

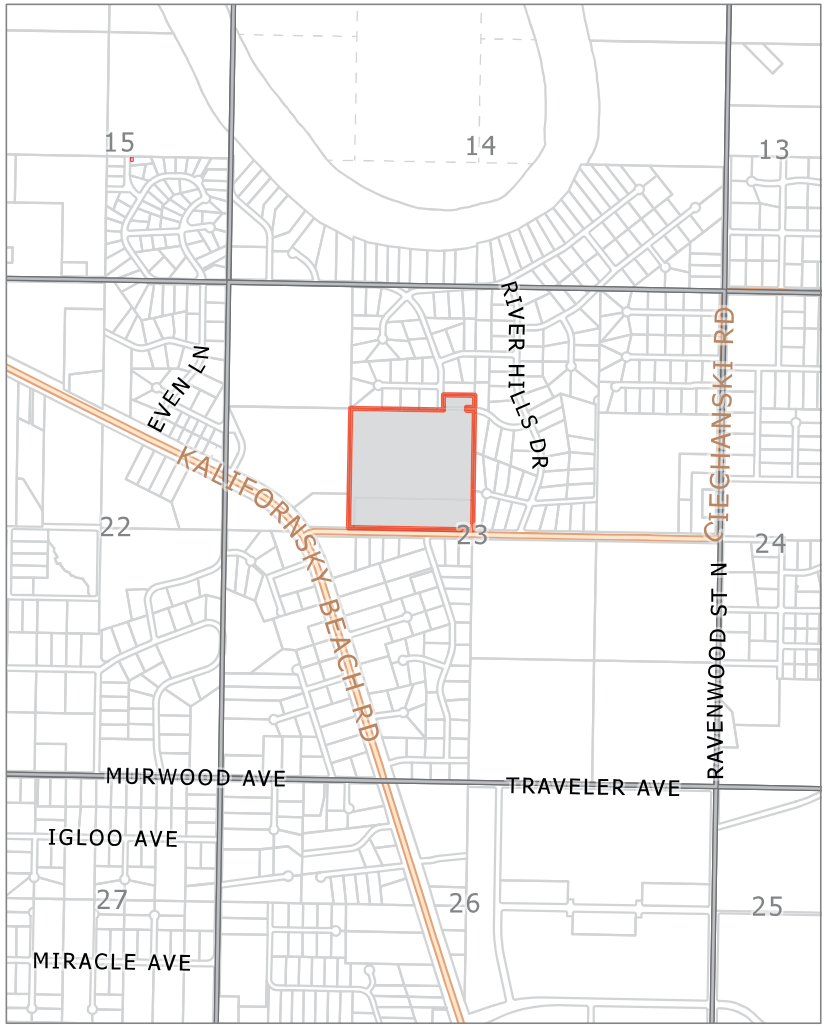
Mailed 3/23/2026

KENAI PENINSULA BOROUGH

Planning

Vicinity Map

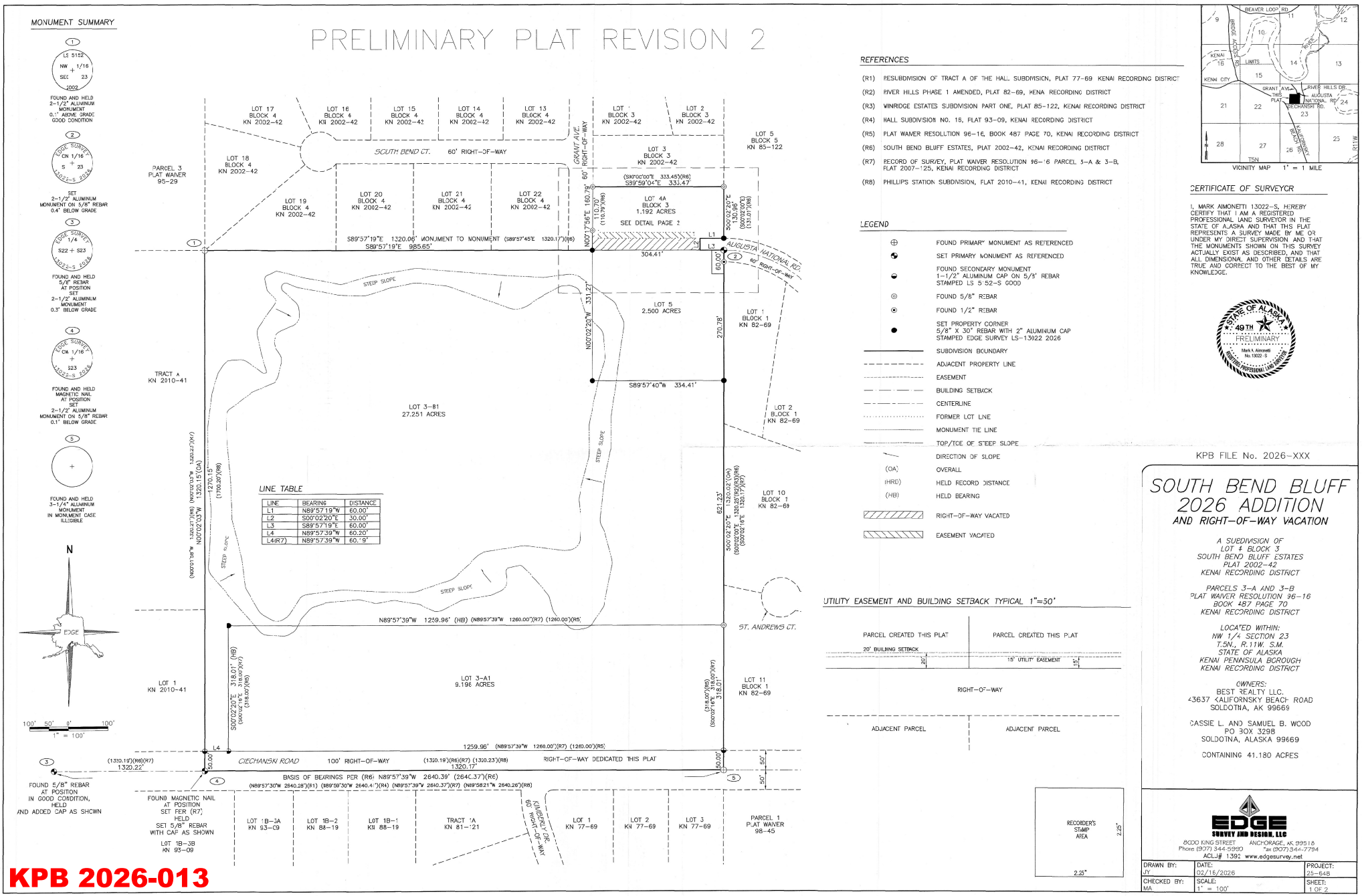
2/19/2026



KPB File 2026-013
T05N R11W SEC23
Kalifornsky

The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.

PRELIMINARY PLAT REVISION 2



REFERENCES

(R1) RESUBDIVISION OF TRACT A OF THE HALL SUBDIVISION, PLAT 77-69 KENAI RECORDING DISTRICT
(R2) RIVER HILLS PHASE 1 AMENDED, PLAT 82-69, KENA RECORDING DISTRICT
(R3) WINRIDGE ESTATES SUBDIVISION PART ONE, PLAT 85-122, KENAI RECORDING DISTRICT
(R4) HALL SUBDIVISION NO. 16, PLAT 93-09, KENAI RECORDING DISTRICT
(R5) PLAT WAIVER RESOLUTION 96-16, BOOK 487 PAGE 70, KENAI RECORDING DISTRICT
(R6) SOUTH BEND BLUFF ESTATES, PLAT 2002-42, KENAI RECORDING DISTRICT
(R7) RECORD OF SURVEY, PLAT WAIVER RESOLUTION 96-16 PARCEL 3-A & 3-B, PLAT 2007-125, KENAI RECORDING DISTRICT
(R8) PHILLIPS STATION SUBDIVISION, PLAT 2010-41, KENAI RECORDING DISTRICT

LEGEND

- FOUND PRIMARY MONUMENT AS REFERENCED
- SET PRIMARY MONUMENT AS REFERENCED
- FOUND SECONDARY MONUMENT 1-1/2" ALUMINUM CAP ON 5/8" REBAR STAMPED LS 5152-S GOOD
- FOUND 5/8" REBAR
- FOUND 1/2" REBAR
- SET PROPERTY CORNER 5/8" X 30" REBAR WITH 2" ALUMINUM CAP STAMPED EDGE SURVEY LS-13022 2026
- SUBDIVISION BOUNDARY
- ADJACENT PROPERTY LINE
- EASEMENT
- BUILDING SETBACK
- CENTERLINE
- FORMER LOT LINE
- MONUMENT TIE LINE
- TOP/TOE OF STEEP SLOPE
- DIRECTION OF SLOPE
- (OA) OVERALL
- (HRD) HELD RECORD DISTANCE
- (HB) HELD BEARING
- RIGHT-OF-WAY VACATED
- EASEMENT VACATED

UTILITY EASEMENT AND BUILDING SETBACK TYPICAL 1"=50'

RECORDER'S STAMP AREA 2.25" x 2.25"

CERTIFICATE OF SURVEYOR

I, MARK AIMONETTI 13022-S, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THE MONUMENTS SHOWN ON THIS SURVEY ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

STATE OF ALASKA 49TH PRELIMINARY Mark A. Aimonetti No. 13022-S REGISTERED PROFESSIONAL LAND SURVEYOR

KPB FILE No. 2026-XXX

SOUTH BEND BLUFF 2026 ADDITION

AND RIGHT-OF-WAY VACATION

A SUBDIVISION OF
LOT 4 BLOCK 3
SOUTH BEND BLUFF ESTATES
PLAT 2002-42
KENAI RECORDING DISTRICT

PARCELS 3-A AND 3-B
PLAT WAIVER RESOLUTION 96-16
BOOK 487 PAGE 70
KENAI RECORDING DISTRICT

LOCATED WITHIN:
NW 1/4 SECTION 23
T.5N., R.11W. S.M.
STATE OF ALASKA
KENAI PENINSULA BOROUGH
KENAI RECORDING DISTRICT

OWNERS:
BEST REALTY LLC.
43637 KALIFORNSKY BEACH ROAD
SOLDOTNA, AK 99669

CASSIE L. AND SAMUEL B. WOOD
PO BOX 3298
SOLDOTNA, ALASKA 99669

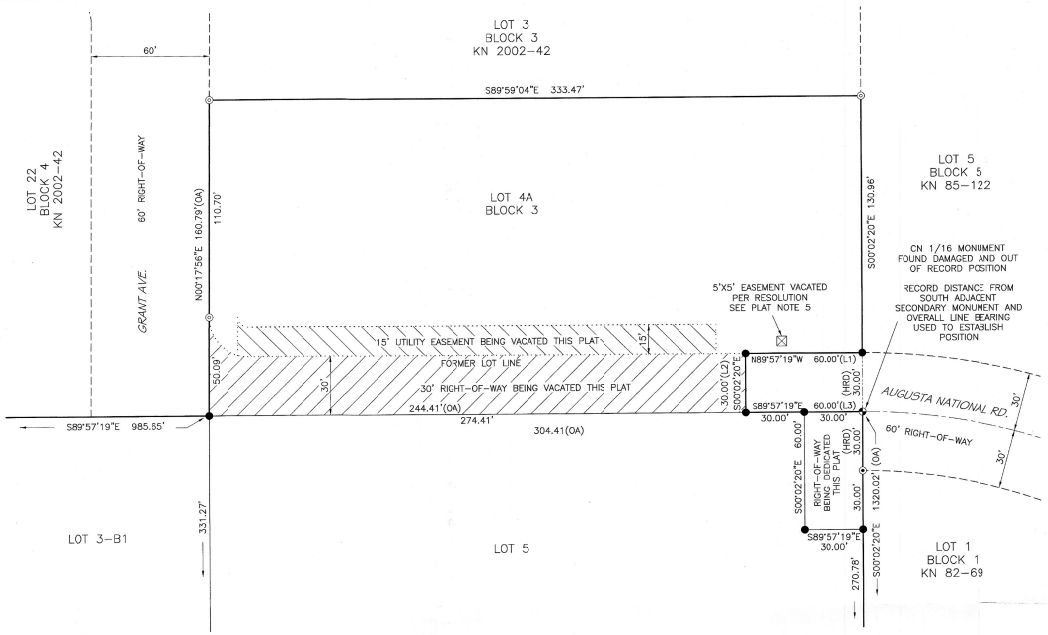
CONTAINING 41.180 ACRES

EDGE SURVEY AND DESIGN, LLC
8000 KING STREET ANCHORAGE, AK 99518
Phone (907) 344-5990 Fax (907) 344-7794
ACLA# 1392 www.edgesurvey.net

DRAWN BY: JY	DATE: 02/16/2026	PROJECT: 25-648
CHECKED BY: MA	SCALE: 1" = 100'	SHEET: 1 OF 2

PRELIMINARY PLAT REVISION 2

DETAIL A



NOTES

1. BUILDING SETBACK – A SETBACK OF 20 FEET IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
2. THE FRONT 15 FEET ADJACENT TO THE RIGHTS-OF-WAY IS A UTILITY EASEMENT. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
3. ROADS MUST MEET THE DESIGN AND CONSTRUCTION STANDARDS ESTABLISHED BY THE BOROUGH IN ORDER TO BE CONSIDERED FOR CERTIFICATION AND INCLUSION IN THE ROAD MAINTENANCE PROGRAM, PER KPB 14.06.
4. EXCEPTION TO KPB CODES 20.30.170 – BLOCK LENGTH, 20.30.030 – PROPOSED STREET LAYOUT AND 20.30.100 CUL-DE-SACS, WAS GRANTED BY THE KENAI PENINSULA BOROUGH PLAT COMMITTEE AT THE MARCH 16, 2026 MEETING.
5. FORMER LOT 4 IS SUBJECT TO KENAI PENINSULA BOROUGH RESOLUTION 2020-04, VACATING A 5 FOOT BY 5 FOOT PORTION OF THE 15 FOOT UTILITY EASEMENT, CENTERED ON EXISTING WELL. RECORDED ON FEBRUARY 11, 2020, SERIAL NUMBER 2020-001127-0, KENAI RECORDING DISTRICT.
6. FORMER LOT 4 LOT 4 IS SUBJECT TO A ELECTRICAL LINE EASEMENTS WITH NO DEFINED LOCATION GRANTED TO HOMER ELECTRIC ASSOCIATION, INC. RECORDED ON SEPTEMBER 20, 1959 IN MISC. VOLUME 4, PAGE 46, AND RECORDED ON APRIL 14, 1970 IN VOLUME 37, PAGE 31, KENAI RECORDING DISTRICT.
7. FORMER LOT LOT 4 IS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED ON JUNE 26, 2002 SERIAL NUMBER 2002-005876-0, AND AMENDMENT THERETO RECORDED ON APRIL 20, 2010 SERIAL NUMBER 2010-003393-0-0, KENAI RECORDING DISTRICT.
8. THE KENAI PENINSULA BOROUGH WILL NOT ENFORCE PRIVATE COVENANTS, EASEMENTS, OR DEED RESTRICTIONS PER KPB 20.60.170(B).
9. FLOOD HAZARD NOTICE: SOME OR ALL OF THE PROPERTY SHOWN ON THIS PLAT HAS BEEN DESIGNATED BY FEMA AS A FLOOD HAZARD AREA DISTRICT AS OF THE DATE THIS PLAT IS RECORDED WITH THE DISTRICT RECORDER'S OFFICE. PRIOR TO DEVELOPMENT, THE KENAI PENNSULA BOROUGH FLOODPLAIN ADMINISTRATOR SHOULD BE CONTACTED FOR CURRENT INFORMATION AND REGULATIONS. DEVELOPMENT MUST COMPLY WITH CHAPTER 21.06 OF THE KENAI PENINSULA BOROUGH CODE. THIS PLAT IS AFFECTED BY FLOOD ZONES X PER MAP PANEL 02122C-0145F.
10. WASTEWATER DISPOSAL LOT 4A: THE PARENT SUBDIVISION FOR THE LOTS RESULTING FROM THIS PLATING ACTION WAS APPROVED BY THE KENAI PENINSULA BOROUGH ON APRIL 22, 2002. WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

    WASTEWATER DISPOSAL LOTS 3-A1 AND 3-B1: LOTS WHICH ARE AT LEAST 200,000 SQUARE FEET IN SIZE MAY NOT BE SUITABLE FOR ONSITE WASTEWATER TREATMENT AND DISPOSAL. ANY WASTEWATER TREATMENT OR DISPOSAL SYSTEM MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

    WASTEWATER DISPOSAL LOT 5: SOIL CONDITIONS, WATER TABLE LEVELS, AND SOIL SLOPES IN THIS SUBDIVISION HAVE BEEN FOUND SUITABLE FOR CONVENTIONAL ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS SERVING SINGLE-FAMILY OR DUPLEX RESIDENCES. AN ENGINEER'S SUBDIVISION AND SOILS REPORT IS AVAILABLE FROM THE KENAI PENINSULA BOROUGH. ANY OTHER TYPE OF ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEM MUST BE DESIGNED BY A QUALIFIED ENGINEER, REGISTERED TO PRACTICE IN ALASKA, AND THE DESIGN MUST BE APPROVED BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

ENGINEER LICENSE NUMBER DATE

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENA PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF MARCH 16, 2026.
KENAI PENINSULA BOROUGH

AUTHORIZED OFFICIAL

CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY OUR FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

CASSIE L. WOOD
PO BOX 3298
SOLDOTNA, ALASKA 99669
FORMER LOTS 4

SAMUEL B. WOOD
PO BOX 3298
SOLDOTNA, ALASKA 99669
FORMER LOTS 4

JULIE A. BEST, MEMBER
BEST REALTY LLC.
43637 KALIFORNSKY BEACH ROAD
SOLDOTNA, AK 99669

TERRY D. BEST, MEMBER
BEST REALTY LLC.
43637 KALIFORNSKY BEACH ROAD
SOLDOTNA, AK 99669

NOTARY'S ACKNOWLEDGEMENT

FOR: CASSIE L. WOOD
ACKNOWLEDGED BEFORE ME

THIS _____ DAY OF _____, 2026

PUBLIC NOTARY SIGNATURE

MY COMMISSION EXPIRES:_____

NOTARY STAMP AREA

NOTARY'S ACKNOWLEDGEMENT

FOR: SAMUEL B. WOOD
ACKNOWLEDGED BEFORE ME

THIS _____ DAY OF _____, 2026

PUBLIC NOTARY SIGNATURE

MY COMMISSION EXPIRES:_____

NOTARY STAMP AREA

NOTARY'S ACKNOWLEDGEMENT

FOR: JULIE A. BEST
ACKNOWLEDGED BEFORE ME

THIS _____ DAY OF _____, 2026

PUBLIC NOTARY SIGNATURE

MY COMMISSION EXPIRES:_____

NOTARY STAMP AREA

NOTARY'S ACKNOWLEDGEMENT

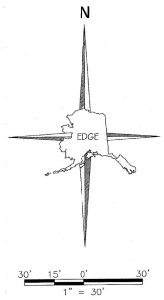
FOR: TERRY D. BEST
ACKNOWLEDGED BEFORE ME

THIS _____ DAY OF _____, 2026

PUBLIC NOTARY SIGNATURE

MY COMMISSION EXPIRES:_____

NOTARY STAMP AREA



CERTIFICATE OF ACCEPTANCE BY KENAI PENINSULA BOROUGH

THE UNDERSIGNED OFFICIAL IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF THE KENAI PENINSULA BOROUGH FOR PUBLIC USES AND FOR PUBLIC PURPOSES THE REAL PROPERTY TO BE DEDICATED BY THIS PLAT INCLUDING EASEMENTS, RIGHTS-OF-WAY, ALLEYS, AND OTHER PUBLIC AREAS SHOWN ON THE PLAT IDENTIFIED AS FOLLOWS:

RIGHT OF WAY DEDICATED ON THIS PLAT –
HAMMER HEAD TURN AROUND AREA AT END OF AUGUSTA NATIONAL ROAD

THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSES DOES NOT OBLIGATE THE PUBLIC OR ANY GOVERNING BODY TO CONSTRUCT, OPERATE, OR MAINTAIN IMPROVEMENTS.

AUTHORIZED OFFICIAL DATE
KENAI PENINSULA BOROUGH
144 NORTH BINKLEY STREET
SOLDOTNA, ALASKA 99669

CERTIFICATE OF ACCEPTANCE BY STATE OF ALASKA

THE UNDERSIGNED OFFICIAL IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF THE STATE OF ALASKA FOR PUBLIC USES AND FOR PUBLIC PURPOSES THE REAL PROPERTY TO BE DEDICATED BY THIS PLAT INCLUDING EASEMENTS, RIGHTS-OF-WAY, ALLEYS, AND OTHER PUBLIC AREAS SHOWN ON THE PLAT IDENTIFIED AS FOLLOWS:

RIGHT OF WAY DEDICATED ON THIS PLAT:
NORTH 50 FEET OF CIECHANSKI AVENUE

THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSES DOES NOT OBLIGATE THE PUBLIC OR ANY GOVERNING BODY TO CONSTRUCT, OPERATE, OR MAINTAIN IMPROVEMENTS.

MELANIE ARNOLDS, P.E. ROW CHIEF DATE
STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES

KPB FILE No. 2026-XXX

SOUTH BEND BLUFF 2026 ADDITION

AND RIGHT-OF-WAY VACATION

A SUBDIVISION OF
LOT 3 BLOCK 3
SOUTH BEND BLUFF ESTATES
PLAT 2002-42
KENAI RECORDING DISTRICT

PARCELS 3-A AND 3-B
PLAT WAIVER RESOLUTION 96-16
BOOK 487 PAGE 70
KENAI RECORDING DISTRICT

LOCATED WITHIN:
NW 1/4 SECTION 23
T.5N., R.11W. S.M.
STATE OF ALASKA
KENAI PENINSULA BOROUGH
KENAI RECORDING DISTRICT

OWNERS:
BEST REALTY LLC.
43637 KALIFORNSKY BEACH ROAD
SOLDOTNA, AK 99669

CASSIE L. AND SAMUEL B. WOOD
PO BOX 3298
SOLDOTNA, ALASKA 99669

CONTAINING 41.180 ACRES

EDGE SURVEY AND DESIGN, LLC
8000 KING STREET ANCHORAGE, AK 99518
Phone (907) 344-5990 Fax (907) 344-7754
ACLU# 1392 www.edgesurvey.net

DRAWN BY:	DATE:	PROJECT:
JY	02/16/2025	25-648
CHECKED BY:	SCALE:	SHEET:
MA	1" = 30'	2 OF 2

KPB 2026-013

E. NEW BUSINESS

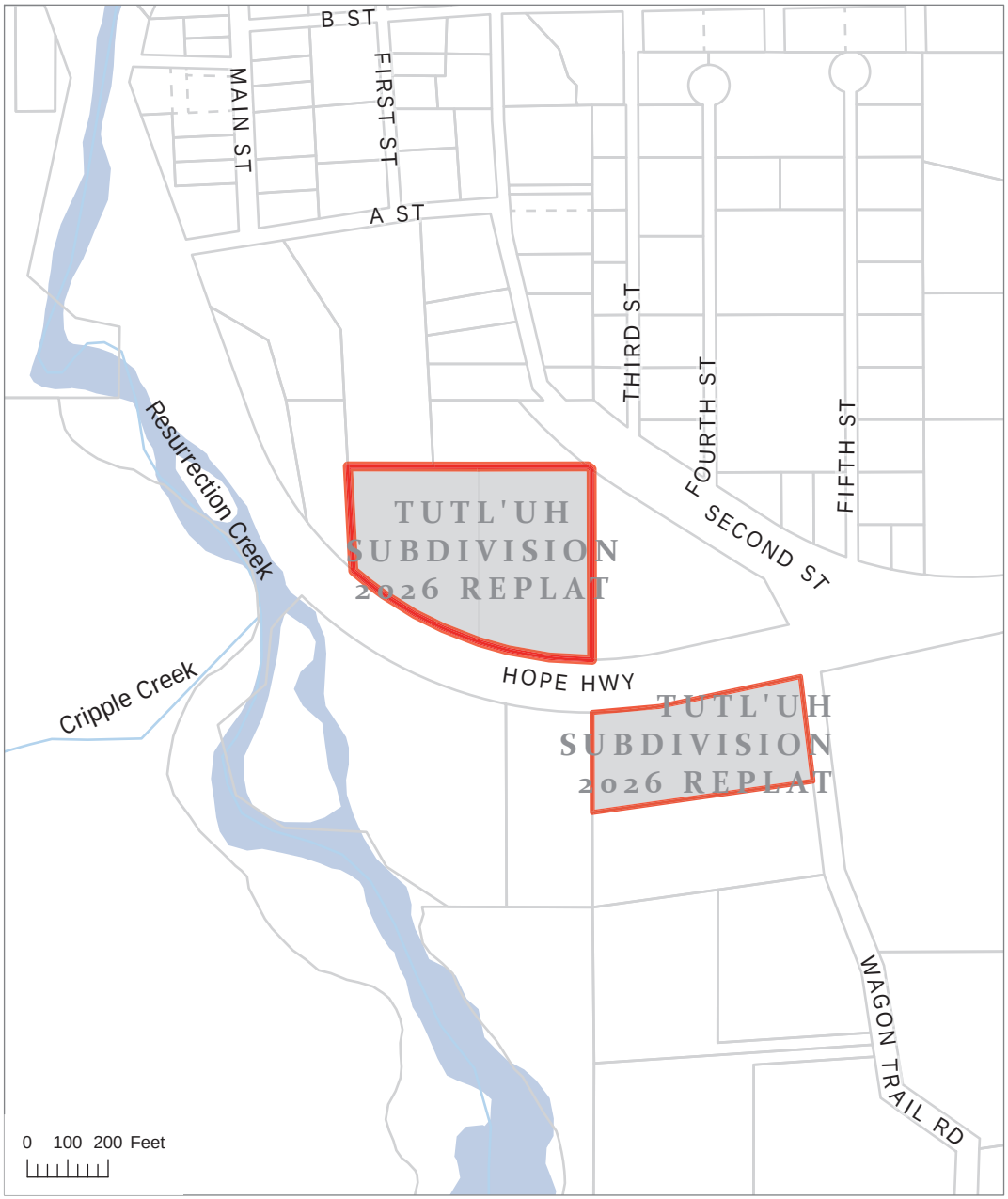
3. Tutl'uh Subdivision 2026 Replat; KPB File 2025-116
McLane Consulting Group / Gwartney
Location: Hope Hwy, Second Street & Wagon Trail Road
Hope Area / Hope-Sunrise APC

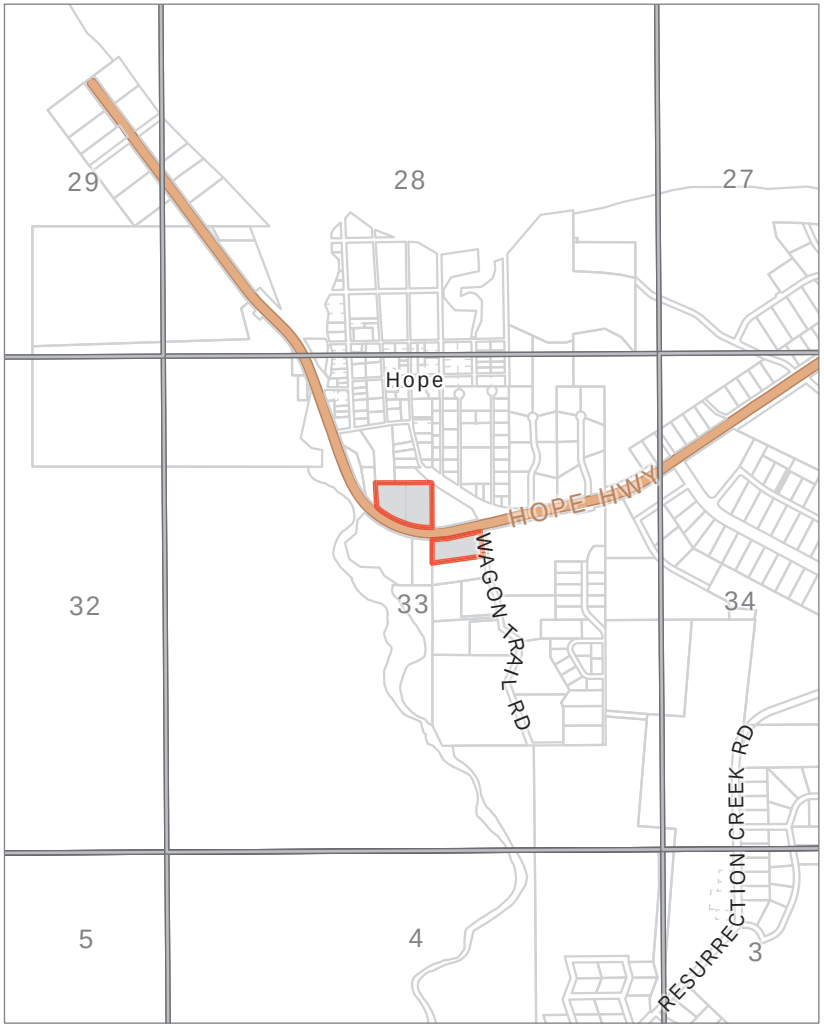
KENAI PENINSULA BOROUGH

Planning

Vicinity Map

3/12/2026





KPB File 2025-116
T10N R02W SEC33
Hope

The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.

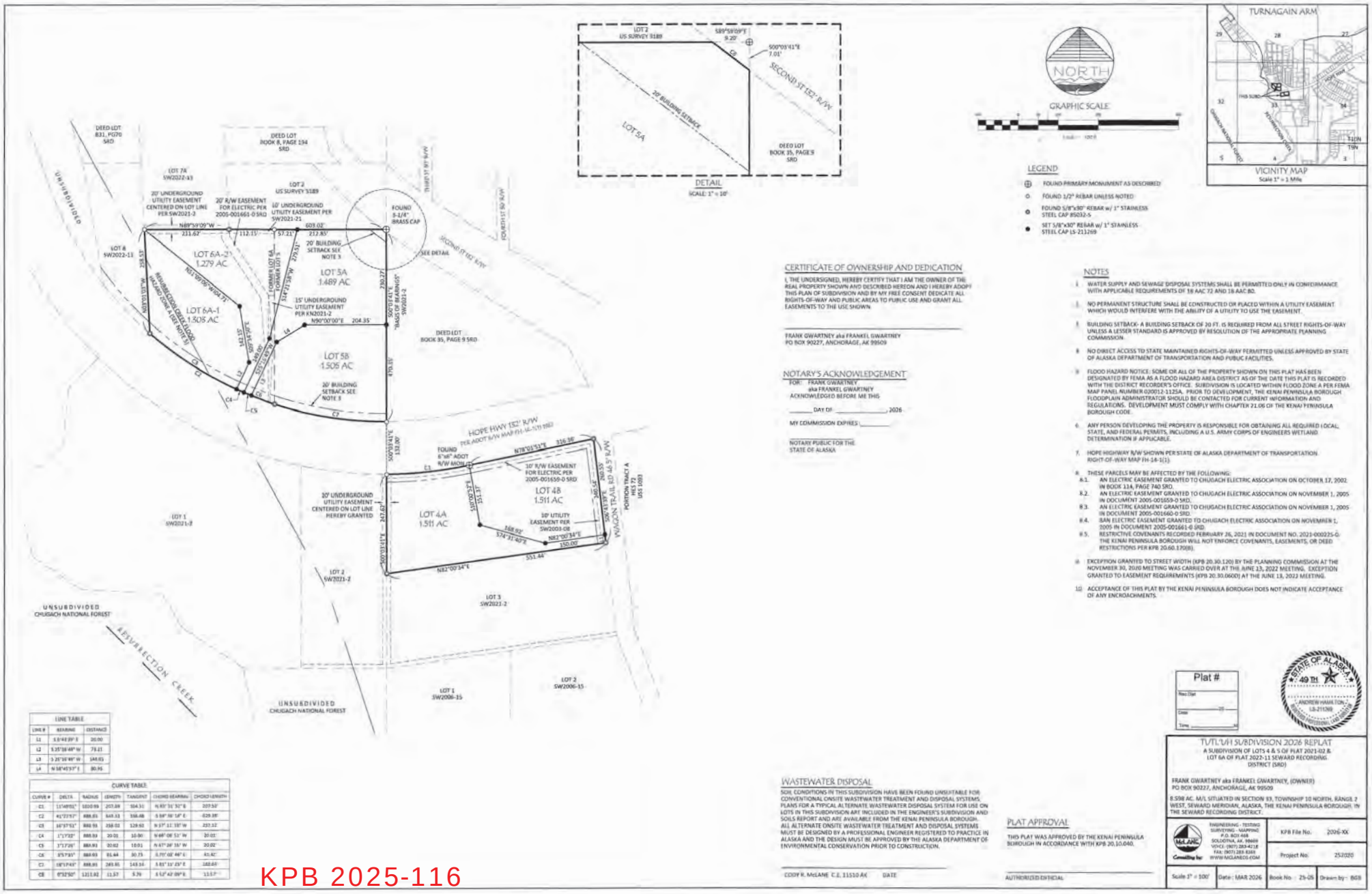
KENAI PENINSULA BOROUGH

Planning

Aerial Map

KPB File 2025-116
3/12/2026

The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



CERTIFICATE OF OWNERSHIP AND DEDICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY MY FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

FRANK GWARTNEY aka FRANKEL GWARTNEY
PO BOX 90227, ANCHORAGE, AK 99509

NOTARY'S ACKNOWLEDGEMENT

FOR: FRANK GWARTNEY
aka FRANKEL GWARTNEY
ACKNOWLEDGED BEFORE ME THIS
_____ DAY OF _____, 2026
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC FOR THE
STATE OF ALASKA

NOTES

1. WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS SHALL BE PERMITTED ONLY IN CONFORMANCE WITH APPLICABLE REQUIREMENTS OF 18 AAC 72 AND 18 AAC 80.
2. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
3. BUILDING SETBACK- A BUILDING SETBACK OF 20 FT. IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
4. NO DIRECT ACCESS TO STATE MAINTAINED RIGHTS-OF-WAY PERMITTED UNLESS APPROVED BY STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES.
5. FLOOD HAZARD NOTICE: SOME OR ALL OF THE PROPERTY SHOWN ON THIS PLAT HAS BEEN DESIGNATED BY FEMA AS A FLOOD HAZARD AREA DISTRICT AS OF THE DATE THIS PLAT IS RECORDED WITH THE DISTRICT RECORDER'S OFFICE. SUBDIVISION IS LOCATED WITHIN FLOOD ZONE A PER FEMA MAP PANEL NUMBER 020012-1125A. PRIOR TO DEVELOPMENT, THE KENAI PENINSULA BOROUGH FLOODPLAIN ADMINISTRATOR SHOULD BE CONTACTED FOR CURRENT INFORMATION AND REGULATIONS. DEVELOPMENT MUST COMPLY WITH CHAPTER 21.06 OF THE KENAI PENINSULA BOROUGH CODE.
6. ANY PERSON DEVELOPING THE PROPERTY IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS, INCLUDING A U.S. ARMY CORPS OF ENGINEERS WETLAND DETERMINATION IF APPLICABLE.
7. HOPE HIGHWAY R/W SHOWN PER STATE OF ALASKA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FH-14-1(1).
8. THESE PARCELS MAY BE AFFECTED BY THE FOLLOWING:
   - 8.1. AN ELECTRIC EASEMENT GRANTED TO CHUGACH ELECTRIC ASSOCIATION ON OCTOBER 17, 2002 IN BOOK 114, PAGE 740 SRD.
   - 8.2. AN ELECTRIC EASEMENT GRANTED TO CHUGACH ELECTRIC ASSOCIATION ON NOVEMBER 1, 2005 IN DOCUMENT 2005-001659-0 SRD.
   - 8.3. AN ELECTRIC EASEMENT GRANTED TO CHUGACH ELECTRIC ASSOCIATION ON NOVEMBER 1, 2005 IN DOCUMENT 2005-001660-0 SRD.
   - 8.4. SAN ELECTRIC EASEMENT GRANTED TO CHUGACH ELECTRIC ASSOCIATION ON NOVEMBER 1, 2005 IN DOCUMENT 2005-001661-0 SRD.
   - 8.5. RESTRICTIVE COVENANTS RECORDED FEBRUARY 26, 2021 IN DOCUMENT NO. 2021-000225-0. THE KENAI PENINSULA BOROUGH WILL NOT ENFORCE COVENANTS, EASEMENTS, OR DEED RESTRICTIONS PER KPB 20.60.170(B).
9. EXCEPTION GRANTED TO STREET WIDTH (KPB 20.30.120) BY THE PLANNING COMMISSION AT THE NOVEMBER 30, 2020 MEETING WAS CARRIED OVER AT THE JUNE 13, 2022 MEETING. EXCEPTION GRANTED TO EASEMENT REQUIREMENTS (KPB 20.30.060D) AT THE JUNE 13, 2022 MEETING.
10. ACCEPTANCE OF THIS PLAT BY THE KENAI PENINSULA BOROUGH DOES NOT INDICATE ACCEPTANCE OF ANY ENCROACHMENTS.

WASTEWATER DISPOSAL

SOIL CONDITIONS IN THIS SUBDIVISION HAVE BEEN FOUND UNSUITABLE FOR CONVENTIONAL ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS. PLANS FOR A TYPICAL ALTERNATE WASTEWATER DISPOSAL SYSTEM FOR USE ON LOTS IN THIS SUBDIVISION ARE INCLUDED IN THE ENGINEER'S SUBDIVISION AND SOILS REPORT AND ARE AVAILABLE FROM THE KENAI PENINSULA BOROUGH. ALL ALTERNATE ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST BE DESIGNED BY A PROFESSIONAL ENGINEER REGISTERED TO PRACTICE IN ALASKA AND THE DESIGN MUST BE APPROVED BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION PRIOR TO CONSTRUCTION.

CODY R. McLANE C.E. 11510 AK DATE

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH IN ACCORDANCE WITH KPB 20.10.040.

AUTHORIZED OFFICIAL

Plat #

TI/TL'I/H SUBDIVISION 2026 REPLAT

A SUBDIVISION OF LOTS 4 & 5 OF PLAT 2021-02 & LOT 6A OF PLAT 2022-11 SEWARD RECORDING DISTRICT (SRD)

FRANK GWARTNEY aka FRANKEL GWARTNEY, (OWNER)
PO BOX 90227, ANCHORAGE, AK 99509

8.598 AC. M/L SITUATED IN SECTION 33, TOWNSHIP 10 NORTH, RANGE 2 WEST, SEWARD MERIDIAN, ALASKA, THE KENAI PENINSULA BOROUGH, IN THE SEWARD RECORDING DISTRICT.

McLANE Consulting Inc. — ENGINEERING - TESTING SURVEYING - MAPPING P.O. BOX 468 SOLDOTNA, AK. 99669 VOICE: (907) 283-4218 FAX: (907) 283-4165 WWW.MCLANECO.COM

KPB File No.	2026-XX		
Project No.	252020		
Scale 1" = 100'	Date: MAR 2026	Book No.: 25-05	Drawn by: BGB

KPB 2025-116

AGENDA ITEM E. NEW BUSINESS

ITEM #3 - PRELIMINARY PLAT
TUTL'UH SUBDIVISION 2026 REPLAT

KPB File No.	2025-116
Plat Committee Meeting:	April 13, 2026
Applicant / Owner:	Frank Gwartney of Anchorage, Alaska
Surveyor:	Andrew Hamilton; McLane Consulting Inc.
General Location:	Between milepost 16 and 17, Hope Highway, Hope

Parent Parcel No.:	035-031-08; 035-031-09; 035-031-12
Legal Description:	035-031-08: T 10N R 02W SEC 33 Seward Meridian SW 2021002 TUTL'UH SUBDIVISION LOT 4 035-031-09: T 10N R 02W SEC 33 Seward Meridian SW 2021002 TUTL'UH SUBDIVISION LOT 5 035-031-12: T 10N R 02W SEC 33 Seward Meridian SW 2022011 TUTLUH SUB CARMODY ADDN LOT 6A
Assessing Use:	035-031-08 and 035-031-09: Residential Vacant 035-031-12: Residential Accessory Building
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite / Onsite
Exception Request	None Requested

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will subdivide three existing parcels consisting of 2.970 acres, 3.022 acres, and 2.606 acres into six new parcels ranging in size from 1.279 acres to 1.511 acres.

Location and Legal Access (existing and proposed):
The subdivision is located within Hope and is divided by the Hope Highway.

Legal access is provided by Hope Highway and Wagon Trail Road. Second Street abuts the northeast corner of proposed Lot 5A; however, due to its location, it is not considered a feasible access point.

Hope Highway is a state-maintained 132-foot-wide right-of-way and provides legal access to all proposed lots. The highway runs centrally through the subdivision, separating the two sections. DOT&PF requires shared driveway for proposed lots 6A-1, 5B, 5A, and 6A-2.

Wagon Trail Road is a 46.5-foot-wide right-of-way located along the southeasterly boundary. The Homestead Entry Survey No. 72 (USS 1093) identified the original unnamed road as 33 feet wide. In 1997, a street naming resolution designated the right-of-way as Wagon Trail Road. Tutsilitnu Subdivision (SW 2003-8) dedicated an additional 13.5 feet to Wagon Trail Road, increasing the right-of-way to 46.5 feet. The adjacent 20.10-acre remaining from Tract A of HES No 72 to the east is privately owned; if subdivided in the future, additional right-of-way dedication would reasonably be expected to be dedicated to meet KPB width requirements. Available imagery shows the Wagon Trail Road as minimally constructed and maintained, serving as primary access for parcels to the south. DOT&PF requires proposed Lots 4A and 4B to take access from Wagon Trail Road.

Staff recommends adding a note to the final plat referencing DOT&PF access requirements for the proposed lots.

The proposed subdivision lies within two separate blocks. The north block is a closed block defined by Hope Highway, Second Street, and 'A' Street. The south block is an open block defined by Hope Highway and Wagon Trail Road. The south block is constrained by the Resurrection River and Chugach National Forest lands. Due to the layout of the Hope community, the alignment of Hope Highway, the Chugach National Forest boundaries, and existing structures, any additional dedication required would not create a compliant block or provide needed or required access. **Staff recommends** the Plat Committee concur that an exception to KPB 20.30.170 is not required.

No section line easements or patent easements affect the subject area.

The boundary of Chugach National Forest lies within the adjacent parcels to the south. **Staff recommends** the surveyor depict and label this boundary on the final plat.

KPB Roads Dept. comments	Out of Jurisdiction: No Roads Director: Uhlin, Dil Comments: No comments
SOA DOT&PF comments	o No direct access to Hope Highway will be granted for Lot 4A and Lot 4B. o Lot 4A and Lot 4B must take access through Wagon Trail Road. o Applicant should apply for shared driveway permits for Lot 6A-1, Lot 5B, Lot 5A, Lot 6A-2. o Apply for driveway permits at DOT&PF's online ePermits website: http://dot.alaska.gov/row/Login.po . Please contact DOT&PF's ROW division at 1-800-770-5263 to speak with a regional permit officer if you have any questions. o Recommend signage indicating hidden driveway sign for Lot 6A-1, Lot 5B, Lot 5A, Lot 6A-2. All properties accessing DOT&PF roads must apply to Right of Way for a driveway permit and/or approach road review, subject to provisions listed in 17 AAC 10.020. Any previously issued access permits become invalid once the property undergoes a platting action and must be reissued.

Site Investigation:

The majority of the parcels are identified as vacant per KPB Assessing records. An outbuilding is located in the northeast corner of former Lot 6, near the common lot line with former Lot 4. Upon finalization of the plat, the structure will be situated on proposed Lot 6A-2, and any potential encroachment will be resolved through the replat.

No contour information is provided on the preliminary plat, and KPB contour data is unavailable for this area. The surveyor has provided a written statement confirming that no steep areas exist within the proposed plat.

Available data indicates that no wetlands are present within the subject lots.

KPB reviewers have confirmed that the platting area lies entirely within a non-regulatory Flood Zone, Flood Zone C (FEMA map panel 020012-1125A), an area of minimal flood risk. No depiction of the flood zone is required. **Staff recommends** the flood zone A depiction be removed from the final plat and revise plat note 5 to reference the correct flood zone.

An unnamed anadromous stream flows near the proposed plat, and KPB reviewers have identified the area as being within a habitat protection district. **Staff recommends** adding the Anadromous Waters Habitat Protection District note to the final plat in accordance with KPB 20.30.290.

KPB River Center review	A. Floodplain Reviewer: Hindman, Julie

	Floodplain Status: IS in flood hazard area Comments: This is within non-regulatory C Zone. An area with minimial risk. No depictions plat note should be present. Flood Zone: C Map Panel: 020012-1125A In Floodway: False Floodway Panel: B. Habitat Protection Reviewer: Aldridge, Morgan Habitat Protection District Status: IS totally or partially within HPD Comments: Portions of this plat fall under jurisdiction of KPB 21.18 Anadromous Streams and no work can be done within 50 feet of the water without consultation from the River Center.
State of Alaska Fish and Game	No Response

Staff Analysis

The land was originally surveyed as Lot 1, US Survey 3189, and Tract B, US Survey 1093. It has since been subdivided through the following actions:

- 2003: Tutsilitnu Subdivision subdivided a portion of Tract B (USS 1093) into Tract B1 and Tract B2.
- 2004: A Plat Waiver (PW 2004-26) was granted, creating parcels 1-3 from Tract B1.
- 2021: Tutl'uh Subdivision (SW 2021-2) subdivided parcel 1 (PW 2004-26) and a portion of Lot 1 (USS 3189) into seven lots.
- 2022: Tutl'uh Subdivision Carmody Addition (SW 2022-11) replated Lots 6 and 7 (SW 2021-2) into Lots 6A and 7A.

The proposed plat will subdivide Lots 4 and 5 (SW 2021-2) and Lot 6A (SW 2022-11) into six new lots.

Proposed lots 4A, 5A, and 6A-2 are flag lots, and each access strip meets the requirements of KPB 20.30.190(B). **Staff recommends** including the standard flag lot note on the final plat.

The proposed plat will create additional developable lots, each less than 200,000 square feet. A soils report is therefore required, and an engineer must sign the final plat. The Wastewater Disposal Note will be reviewed once the soils report has been submitted.

Per the preliminary Certificate to Plat, beneficial interest holders do not affect the proposed plat. Notification per KPB 20.25.090 will not be required unless the final Certificate to Plat identifies beneficial interest holders.

Hope/Sunrise Advisory Planning Commission minutes were not available at the time this staff report was prepared (KPB 21.02.020). If available, they will be included in the desk packet.

Utility Easements

Multiple utility easements are located within the subject platting area.

Tutsilitnu Subdivision (SW 2003-8) granted a 10-foot utility easement along all street rights-of-way, increasing to 20 feet within 5 feet of side lot lines. This easement affects proposed lots 4A and 4B. **Staff recommends** the easement

be correctly depicted within 5 feet of the side lot lines on the final plat and that a plat note be provided referencing the utility easement. The easement label should include a reference to the corresponding plat note.

Tutl'uh Subdivision (SW 2021-2) granted underground utility easements as depicted on the preliminary plat. **Staff recommends** modifying the label for the 20' underground utility easement located on the western boundary of Lot 4A to reference the parent plat.

Staff has determined that the easements listed in plat notes 8.1 and 8.3 do not affect this plat.
Staff recommends the applicant confirm these easement locations and, if in agreement, remove the notes and request that the title company remove the associated easements from the final CTP.

As part of our routine notification process, the subdivision plat was emailed to the affected utility providers for review. **Staff recommends:** the surveyor work with the utility providers to accommodate their request, ensuring optimal use of the owner's land and maximum benefit for both the provider and the public.

The northern portion of the subdivision should include a 10' utility easement adjacent to all rights-of-way, granted by this plat pursuant to KPB 20.30.060 (D).

Utility provider review:

HEA	This subdivision is not located within HEA's service area. No comments at this time.
ENSTAR	No comments or recommendations
ACS	No objections
GCI	Approved as shown

KPB department / agency review:

Addressing	Reviewer: Pace, Rhealyn Affected Addresses: 18938 Hope Hwy. Existing Street Names are Correct: Yes List of Correct Street Names: Hope Hwy, Second St, Wagon Trail Rd, Third St, Fourth St Existing Street Name Corrections Needed: All New Street Names are Approved: No List of Approved Street Names: List of Street Names Denied: Comments: 18938 Hope Hwy will remain with lot 6A-2
Code Compliance	Reviewer: Ogren, Eric Comments: No comments
LOZMS Planner	Reviewer: Raidmae, Ryan There are not any Local Option Zoning District issues with this proposed plat. Material Site Comments: There are not any material site issues with this proposed plat.
Assessing	Reviewer: Windsor, Heather Comments: No comment

Advisory Planning Commission	

The subdivision plat has been reviewed and generally complies with the 2019 Kenai Peninsula Borough Comprehensive plan.

STAFF RECOMMENDATIONS

CORRECTIONS / EDITS

- Label the 20' building setback on Lots 4A and 4B.

Plat notes

- Plat note 8.4: correct the typo by removing "8" in the first word "an."
- Plat note 8.5: CCR as recorded in document serial number 2021-000225-0 SWD affects only proposed lots 4A and 4B. Include recording district in plat note.

KPB 20.25.070 – Form and contents required

***Staff recommendation**: final plat submittals must comply with 20.25.070. Additional information, revisions, and/or corrections are required as noted below.*

A. Within the Title Block

1. Name of the subdivision which shall not be the same as an existing city, town, tract, or subdivision of land in the borough, of which a plat has been previously recorded, or so nearly the same as to mislead the public or cause confusion. The parent plat's name shall be the primary name of the preliminary plat.
2. Legal description, location, date, and total area in acres of the proposed subdivision;
3. Name and address of owner(s), as shown on the KPB records and the certificate to plat, and registered land surveyor.

Staff recommendation:

- Within the legal description:
  - Modify legal description to include N1/2 of Section 33
  - Include names of parent plats
- Remove AKA Frankel Gwartney from the ownership to reflect CTP and KPB records.

C. The location, width, and name of existing or platted streets and public ways, railroad rights-of-way, and other important features such as section lines or political subdivisions or municipal corporation boundaries abutting the subdivision;

Staff recommendation:

- Depict and label the boundary of Chugach National Forest

D. A vicinity map, drawn to scale showing location of proposed subdivision, north arrow if different from plat orientation, township and range, section lines, roads, political boundaries, and prominent natural and manmade features, such as shorelines or streams;

Staff recommendation:

- Provide a label for R02W.
- Depict and label Porcupine Creek within section 29.
- Depict and label Bear Creek within sections 29, 33 and 34.
- Depict and label Cripple Creek within Sections 32 and 33.
- Provide a label for wagon Trail Road.
- Distinguish the boundary of Chugach National Forest more clearly as it affects the entire vicinity map excluding only a portion within sections 28 and 33.

F. The location, width and name of existing and platted streets and public ways, railroad rights-of-way, easements, and travel ways existing and proposed, within the subdivision;

Staff recommendation:

- Modify the utility easement label located on the western boundary of Lot 4A to "per SW 2021-2"

- Staff has determined that the easement described within recorded document Book 114 Page 740 SWD does not affect this plat. Please confirm and if in agreement, remove plat note 8.1.
- Staff has determined that the easements listed in document 2005-00166-0 SWD does not affect this plat. Please confirm and if in agreement, remove plat note 8.3 and request title company to remove from the final CTP.
- Per SW 2003-8: depict the easement within 5' of side lot lines and provide a plat note referencing the utility easement extending to 20' within 5' of side lot lines for proposed lots 4A and 4B. Include reference of the corresponding plat note within the utility easement label.

G. The status of adjacent lands within 100 feet of the proposed subdivision boundary or the land status across from any dedicated rights-of-way that adjoin the propose subdivision boundary, including names of subdivisions, lot lines, block numbers, lot numbers, rights-of-way; or an indication that the adjacent land is not subdivided;

Staff recommendation:

- Please include surveys and associated lots on applicable parcels abutting plat. Deed references may be kept:
  - Revise book number: Book 35D Page 9 SWD; Include: PTN of Tract B, USS 1093
  - Book 8, Page 194 SWD; USS 1485 South 90' Block 11
  - Book 31, Page 70 SWD; PTN Lot 1, USS 3189

KPB 20.30 – Subdivision Design Requirements

Staff recommendation*: final plat submittals must comply with 20.30. Additional information, revisions, and/or corrections are required as noted below.*

20.30.060. Easements-Requirements.

D. Unless a utility company requests additional easements, the front ten feet adjoining rights-of-way shall be designated as a utility easement, graphically or by note.

Staff recommendation: Northern portion of subdivision should include 10' utility easement GTP.

20.30.120. Streets-Width requirements.

A. The minimum right-of-way width of streets shall be 60 feet.

1. Half streets shall generally not be allowed except to provide the logical extension of a right-of-way where the remaining half street can reasonably be expected to be dedicated in the future.

20.30.190. Lots-Dimensions.

B. The access portion of a flag lot shall not be less than 20 feet wide. A flag lot with the access portion less than 60 feet wide may be subject to a plat note indicating possible limitations on further subdivision based on access issues, development trends in the area, or topography. If the access portion is less than 60 feet wide, it may not exceed 150 feet in length. The access portion may not be used for permanent structures or wastewater disposal area, must meet the design standards of KPB 20.30.030(A) and 20.30.090 for access, and, if at least 60 feet wide, will be subject to the building setback restrictions of KPB 20.30.240.

Staff recommendation*:* place the standard note on the plat for the flag lot(s): No structures or wastewater disposal area are permitted within the panhandle portion of the flag lots 4A, 5A, and 6A-2.

20.30.240. Building setbacks.

A. The setback shall be graphically depicted and labeled on the lots; if such depiction will interfere with the legibility of the plat, a typical lot showing the depiction and label may be provided on the plat, clearly indicating that the typical setback applies to all lots created by the plat.

20.30.290. Anadromous Waters Habitat Protection District. If any portion of a subdivision or replat is located within an anadromous waters habitat protection district, the plat shall contain the following note:

ANADROMOUS WATERS HABITAT PROTECTION DISTRICT NOTE:

Portions of this subdivision are within the Kenai Peninsula Borough Anadromous Waters Habitat Protection District. See KPB Chapter 21.18, as may be amended, for restrictions that affect development in this subdivision. Width of the habitat protection district shall be in accordance with KPB 21.18.040.

KPB 20.40 – Wastewater Disposal

***Staff recommendation**: final plat submittals must comply with 20.40. Additional information, revisions, and/or corrections are required as noted below.*

20.40.010 Wastewater disposal.

A. All lots within a proposed subdivision in the Kenai Peninsula Borough must meet the following applicable standards of this chapter for wastewater disposal.

Platting Staff Comments:
***Staff recommendation**: comply with 20.40.*

KPB 20.60 – Final Plat

***Staff recommendation**: final plat submittals must comply with 20.60. Additional information, revisions, and/or corrections are required as noted below.*

20.60.150. Utility easements.

A. The utility easements approved by the planning commission shall be clearly shown on the final plat in dimensioned graphic form or as a note.

20.60.160. Easements. The plat shall clearly show the location, width, and use of all easements. The easements must be clearly labeled and identified and, if already of record, the recorded reference given.

20.60.190. Certificates, statements, and signatures required.

A. *Certificate of ownership, dedication, and acknowledgement.*
***Staff recommendation**:*
- Remove Frankel Gwartney from ownership line and notary's acknowledgement.
- Revise the Plat Approval to KPB 20.60.190 (C)

C. Statement of Plat Approval
Staff recommendation: modify plat approval to reflect code.

RECOMMENDATION:

STAFF RECOMMENDS:

- **GRANT APPROVAL OF THE PRELIMINARY PLAT SUBJECT TO STAFF RECOMMENDATIONS, AND**
- **COMPLIANCE WITH KPB 20.25.070 (FORM AND CONTENTS), KPB 20.25.080 (PETITION REQUIRED), KPB 20.30 (DESIGN REQUIREMENTS); AND KPB 20.40 (WASTEWATER DISPOSAL), AND**
- **COMPLIANCE WITH KPB 20.60 TO ENSURE ADMINISTRATIVE APPROVAL OF THE FINAL PLAT.**

NOTE: 20.25.120. - REVIEW AND APPEAL.

A PARTY OF RECORD MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF NOTIFICATION OF THE DECISION IN ACCORDANCE WITH KPB 2.40.080.

A DECISION OF THE PLANNING COMMISSION MAY BE APPEALED TO THE HEARING OFFICER BY A PARTY OF RECORD WITHIN 15 DAYS OF THE DATE OF NOTICE OF DECISION IN ACCORDANCE WITH KPB 21.20.250.

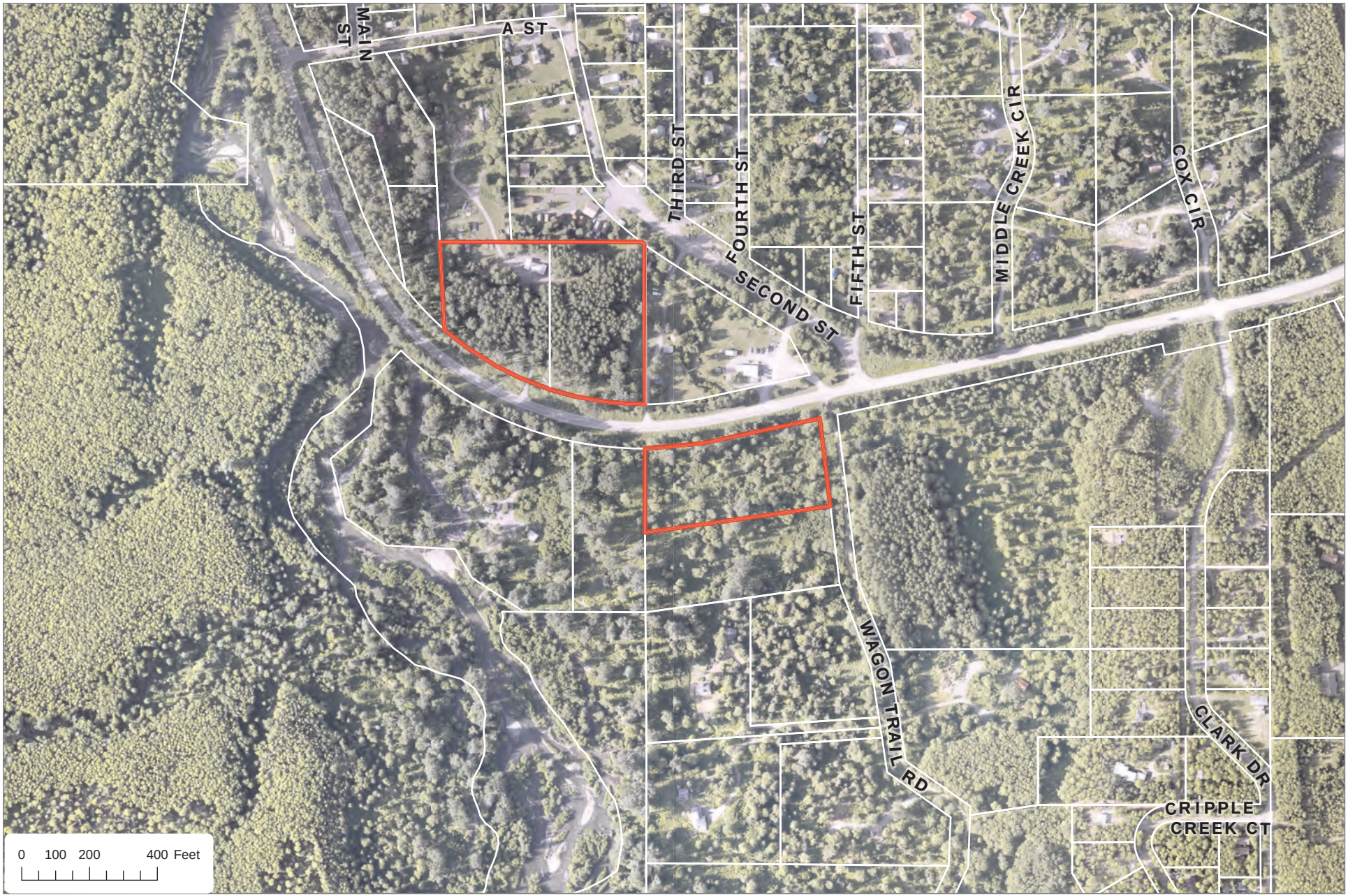
END OF STAFF REPORT

KENAI PENINSULA BOROUGH

Planning

Aerial Map

KPB File 2025-116
3/27/2026



The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.

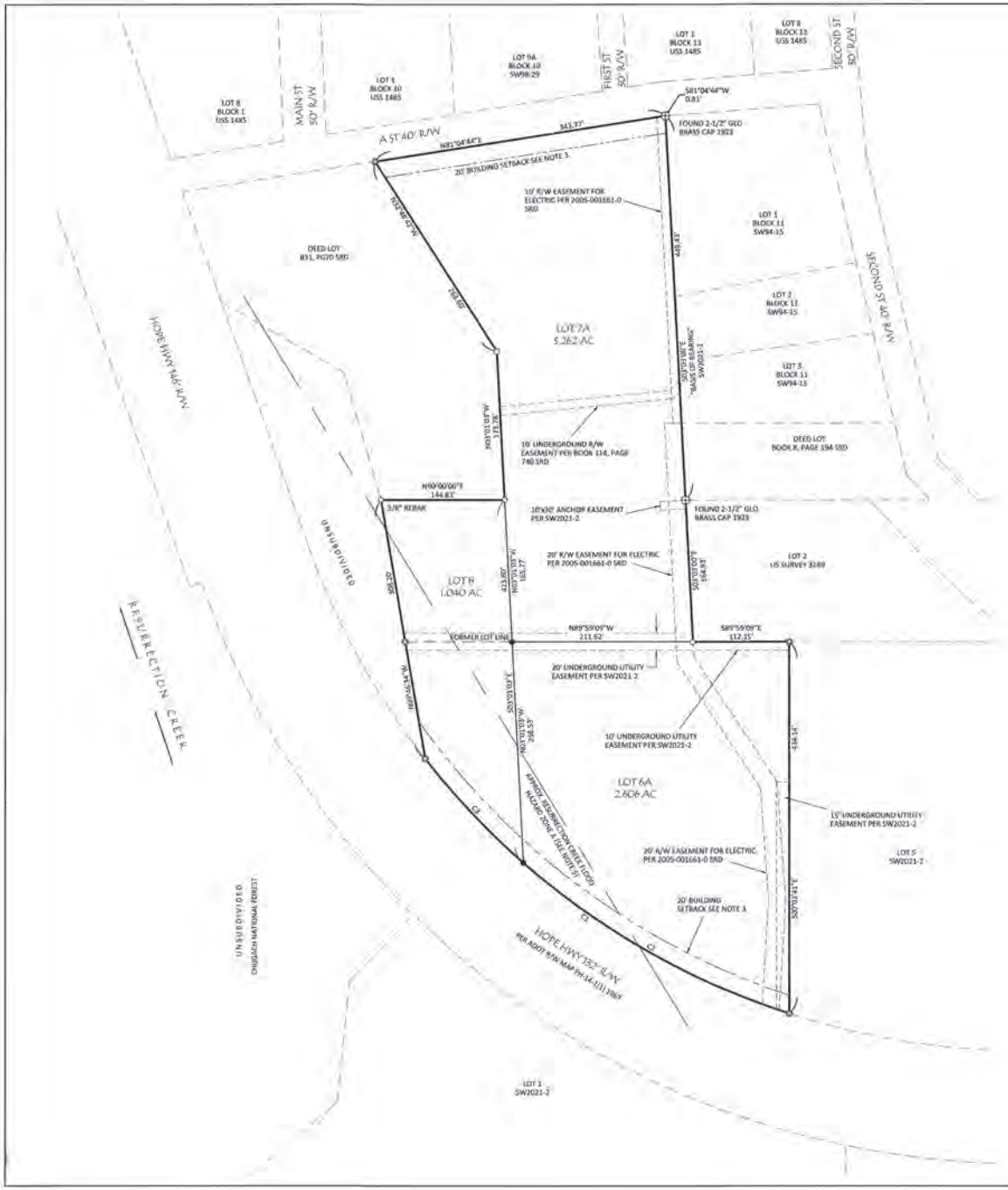
KENAI PENINSULA BOROUGH

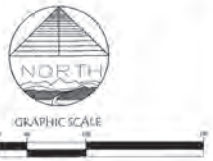
Planning

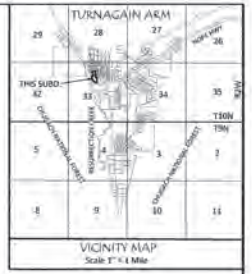
Aerial with 5-foot Contours

KPB File 2025-116
3/12/2026

The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.







CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	31°58'20"	888.83	517.39	265.56	N 55° 05' 01" W	510.41'
C2	21°10'14"	888.83	328.49	166.20	N 66° 39' 39" W	326.67'
C3	10°48'12"	888.83	167.61	84.05	N 44° 38' 14" W	167.36'

NOTES

1. WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS SHALL BE PERMITTED ONLY IN CONFORMANCE WITH APPLICABLE REQUIREMENTS OF 18 AAC 72 AND 18 AAC 80.
2. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
3. BUILDING SETBACK: A BUILDING SETBACK OF 20 FT. IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
4. NO DIRECT ACCESS TO STATE MAINTAINED RIGHTS-OF-WAY PERMITTED UNLESS APPROVED BY STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES.
5. FLOOD HAZARD NOTICE: SOME OR ALL OF THE PROPERTY SHOWN ON THIS PLAT HAS BEEN DESIGNATED BY FEMA AS A FLOOD HAZARD AREA DISTRICT AS OF THE DATE THIS PLAT IS RECORDED WITH THE DISTRICT RECORDER'S OFFICE. SUBDIVISION IS LOCATED WITHIN FLOOD ZONE A PER FEMA MAP PANEL NUMBER 02002-1125A. PRIOR TO DEVELOPMENT, THE KENAI PENINSULA BOROUGH FLOODPLAIN ADMINISTRATOR SHOULD BE CONTACTED FOR CURRENT INFORMATION AND REGULATIONS. DEVELOPMENT MUST COMPLY WITH CHAPTER 21.06 OF THE KENAI PENINSULA BOROUGH CODE.
6. ANY PERSON DEVELOPING THE PROPERTY IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS, INCLUDING A U.S. ARMY CORPS OF ENGINEERS WETLAND DETERMINATION IF APPLICABLE.
7. HOPE HIGHWAY R/W PER ALASKA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FH-14-1(11).
8. THESE PARCELS MAY BE AFFECTED BY THE FOLLOWING:
   - 8.1. AN ELECTRIC EASEMENT GRANTED TO CHUGACH ELECTRIC ASSOCIATION ON OCTOBER 17, 2002 IN BOOK 114, PAGE 740 SRD.
   - 8.2. AN ELECTRIC EASEMENT GRANTED TO CHUGACH ELECTRIC ASSOCIATION ON NOVEMBER 1, 2005 IN DOCUMENT 2005-001661-0 SRD.
9. EXCEPTION GRANTED TO STREET WIDTH (KPB 20.30.120) BY THE PLANNING COMMISSION AT THE NOVEMBER 30, 2020 MEETING WAS CARRIED OVER AT THE JUNE 13, 2022 MEETING. EXCEPTION GRANTED TO EASEMENT REQUIREMENTS (KPB 20.30.0600) AT THE JUNE 13, 2022 MEETING.
10. ACCEPTANCE OF THIS PLAT BY THE KENAI PENINSULA BOROUGH DOES NOT INDICATE ACCEPTANCE OF ANY ENCROACHMENTS.

LEGEND

- FOUND PRIMARY MONUMENT AS DESCRIBED
- FOUND 1/2" REBAR UNLESS NOTED
- FOUND 5/8"x30" REBAR w/ 1" STAINLESS STEEL CAP 85032-S
- SET 5/8"x30" REBAR w/ 1" STAINLESS STEEL CAP 85032-S

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY MY FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

Frank Gwartney

FRANK GWARTNEY
PO BOX 90227, ANCHORAGE, AK 99509

NOTARY'S ACKNOWLEDGEMENT

FOR: FRANK GWARTNEY
ACKNOWLEDGED BEFORE ME THIS
16th DAY OF August, 2022
MY COMMISSION EXPIRES: 10-17-23

Tonja Woelber

NOTARY PUBLIC FOR THE STATE OF ALASKA
Tonja Woelber

TONJA WOELBER NOTARY PUBLIC STATE OF ALASKA

WASTEWATER DISPOSAL

SOIL CONDITIONS IN THIS SUBDIVISION HAVE BEEN FOUND UNSUITABLE FOR CONVENTIONAL ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS. PLANS FOR ALTERNATE SYSTEMS ARE INCLUDED IN THE ENGINEER'S SOILS REPORT AND ARE AVAILABLE FROM THE KENAI PENINSULA BOROUGH. ALL ALTERNATE ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEM MUST BE DESIGNED BY A PROFESSIONAL ENGINEER, REGISTERED TO PRACTICE IN ALASKA, AND THE DESIGN MUST BE APPROVED BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION PRIOR TO CONSTRUCTION.

Cody R. McLane 8/19/2022

CODY R. McLANE C.E. 11510 AK DATE

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF JUNE 13, 2022.

AUTHORIZED OFFICIAL DATE

2022-11
Plat # Received
Rec'Dby
10/28/22
Date
Time 2:09 PM

STATE OF ALASKA 40 TH JAMES A. HALL 85032-S SURVEYOR

TUTL'UH SUBDIVISION CARMODY ADDITION

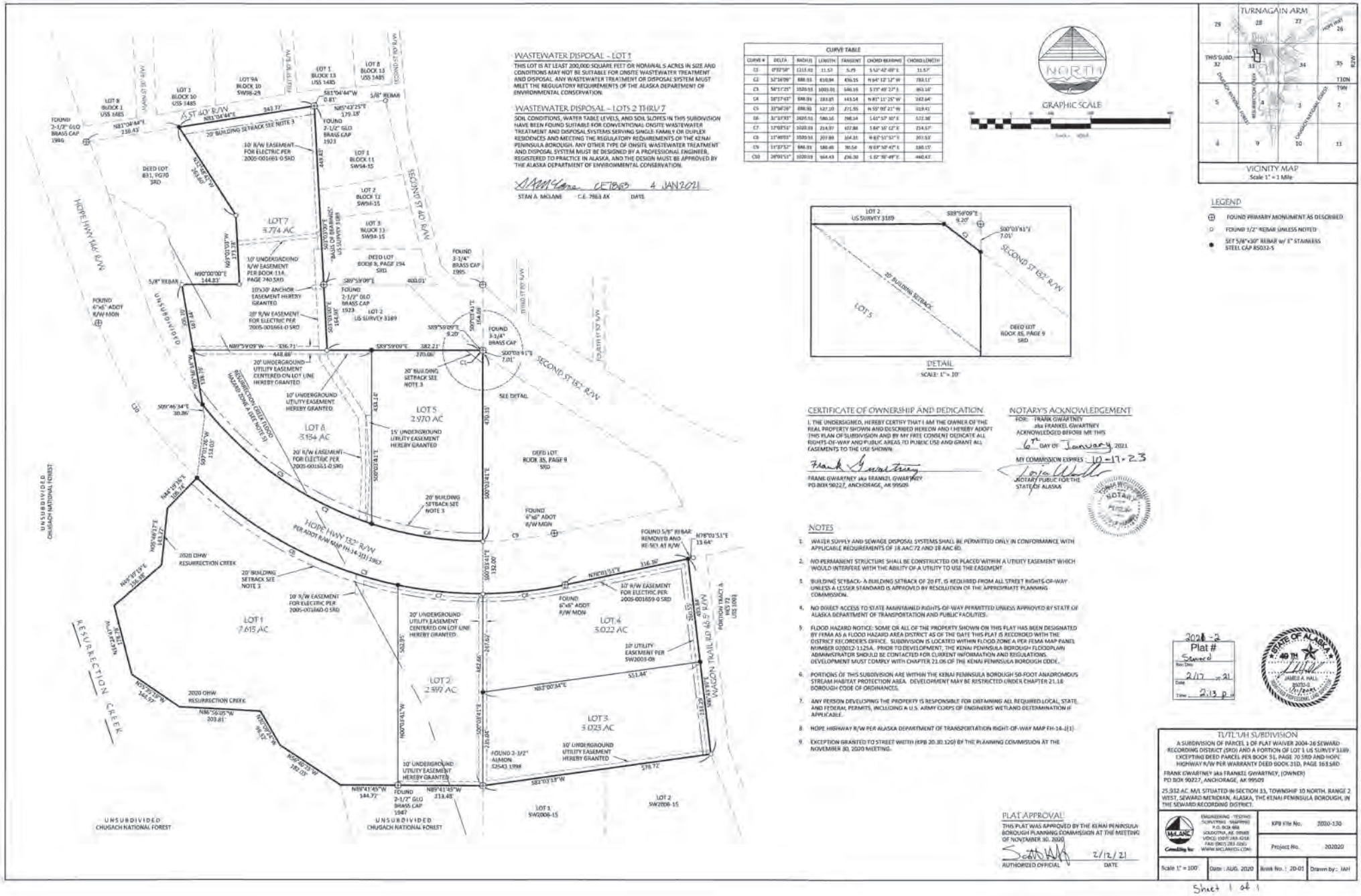
A RESUBDIVISION OF LOT 6 & LOT 7 TUTL'UH SUBDIVISION (SW2021-2)

FRANK GWARTNEY, (OWNER)
PO BOX 90227, ANCHORAGE, AK 99509

6.908 AC. M/L SITUATED IN THE NW1/4 SECTION 19, TOWNSHIP 10 NORTH, RANGE 2 WEST, SEWARD MERIDIAN, ALASKA, THE KENAI PENINSULA BOROUGH, IN THE SEWARD RECORDING DISTRICT.

McLANE Consulting Inc.	ENGINEERING - TESTING SURVEYING - MAPPING P.O. BOX 468 SOLDOTNA, AK 99669 VOICE: (907) 283-4218 FAX: (907) 283-3265 WWW.MCLANECC.COM	KPB File No.	2022-068
		Project No.	222016
Scale 1" = 60'	Date : MAY 2022	Book No. : 22-02	Drawn by : JAH

Sheet 1 of 1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LOT 8
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LOT 1
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LOT 6
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LOT 2
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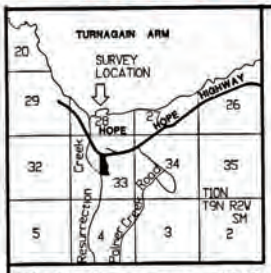
LOT 3
3.023 AC
LOT 4
SW2006-15
HOPE HWY 1A/C R/W
SECOND ST 132' R/W
A ST 40' R/W
RESURRECTION CREEK
2020 OHW
RESURRECTION CREEK
WAGON TRAIL RD 40' R/W
UNSUBDIVIDED
CHUGACH NATIONAL FOREST
20' BUILDING SETBACK SEE NOTE 3
10' R/W EASEMENT FOR ELECTRIC PER 2005-001661-0 SRD
10' UNDERGROUND R/W EASEMENT PER BOOK 114, PAGE 740 SRD
10'x30' ANCHOR EASEMENT HEREBY GRANTED
20' R/W EASEMENT FOR ELECTRIC PER 2005-001661-0 SRD
20' UNDERGROUND UTILITY EASEMENT CENTERED ON LOT LINE HEREBY GRANTED
10' UNDERGROUND UTILITY EASEMENT HEREBY GRANTED
15' UNDERGROUND UTILITY EASEMENT HEREBY GRANTED
20' BUILDING SETBACK SEE NOTE 3
SEE DETAIL
10' R/W EASEMENT FOR ELECTRIC PER 2005-001659-0 SRD
10' UTILITY EASEMENT PER SW2003-08
10' UNDERGROUND UTILITY EASEMENT HEREBY GRANTED
DEED LOT BOOK 35, PAGE 9 SRD
DEED LOT 831, PG70 SRD
DEED LOT BOOK 8, PAGE 194 SRD
FOUND 2-1/2" GLO BRASS CAP 1946
FOUND 2-1/2" GLO BRASS CAP 1923
FOUND 3-1/4" BRASS CAP 1985
FOUND 2-1/2" GLO BRASS CAP 1923 LOT 2 US SURVEY 3189
FOUND 3-1/4" BRASS CAP
FOUND 6"x6" ADOT R/W MON
FOUND 5/8" REBAR REMOVED AND RE-SET AT R/W
FOUND 3-1/2" ALMON 52543 1998
FOUND 2-1/2" GLO BRASS CAP 1947
5/8" REBAR
N83°04'44"E 343.77'
N85°42'25"E 179.18'
N83°04'44"E 238.43'
N89°59'09"W 336.71'
S89°59'09"E 382.21'
S89°59'09"E 9.20'
S00°03'41"E 7.01'
N89°41'45"W 344.72'
N89°41'45"W 213.48'
S83°03'13"W 578.72'
N00°03'41"W 1320.03'
S00°03'41"E 1320.03'
N00°03'41"W 132.00'
N78°03'51"E 13.64'
N89°59'09"W 448.48'
N00°00'00"E 144.23'
N00°03'41"W 173.28'
S00°03'41"E 1320.03'
N44°19'54"E 108.74'
N00°39'14"E 143.72'
N89°39'14"E 156.86'
N05°25'19"W 144.57'
N36°55'05"W 303.81'
N59°08'47"W 90.52'
N26°40'20"W 185.03'
N53°00'34"E 551.44'
N83°03'13"E 216.04'
S00°03'41"E 1320.03'
S00°03'41"E 470.33'
S00°03'41"E 439.14'
S00°03'41"E 439.14'
S00°03'41"E 164.89'
S00°03'41"E 270.00'
S00°03'41"E 439.14'
S00°03'41"E 439.14'
S00°03'41"E 439.14

KPB NOTE: SEE PC RES 2004-26 GRANTING PLAT WAIVER



VICINITY 1" = 1.33 miles MAP

TUTSILITNU SUBDIVISION

A subdivision of Tract B USS 1093, portion south of Hope Highway
Located in Section 33, T10N R2W, SM, Hope, Alaska.
Seward Recording District KPB File 2003-068

Prepared for
Frank Gwartney
P.O. Box 90227
Anchorage, AK 99509

Prepared by
Johnson Surveying
Box 27
Clam Gulch, Ak 99568

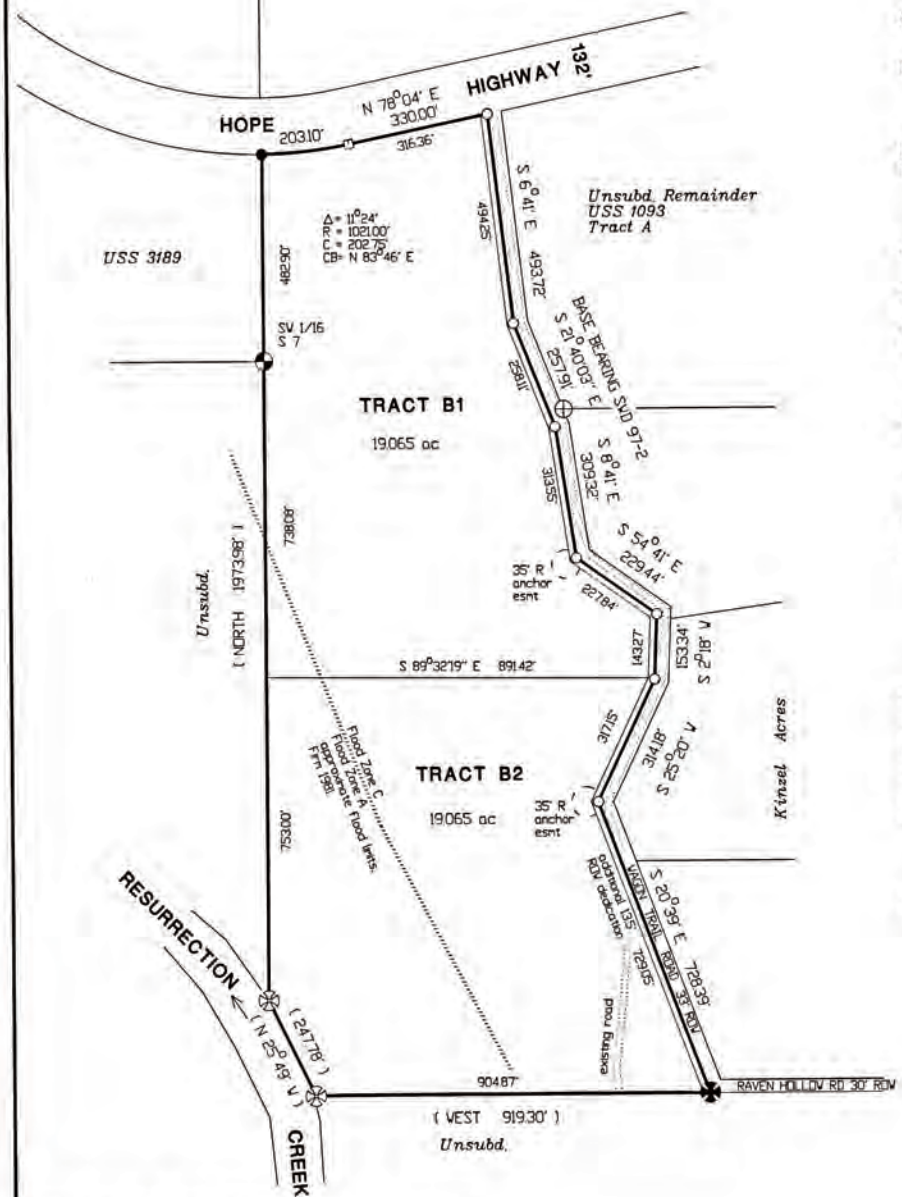
STATE OF ALASKA — 4327 — Duane L. Johnson — 7-1-03 — 7158 — Surveyor

N

SCALE 1" = 200' AREA = 38.900 acres
29 March, 2003

2003-8
RECORDED-FILED
Seward REC. DIST.
DATE Sept 12, 2003
TIME 11:36 A.M.
Requested by:
Johnson Surveying
Box 27
Clam Gulch, Ak 99568

LEGEND
- ✠ - 1990 USDA 3½" brass cap monument, Found.
- ✠ - 1917 USGLO brass cap monument, record USS 1093.
- ○ - 5/8"x 48" rebar with 2" alcap, set 2000.
- ● - 1/2"x 48" rebar with 1" plastic cap, set 2000.
- ⊕ - 2½" alcap monument, LS-5733, 1996, Found.
- ◔ - 3½" alcap, SENTEC, MS-2543, 1998, Found.
- ⊢ - lot corner, not set.
- ( ) - indicates record information, 1917 USGLO.



PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of 28 April, 2003.

KENAI PENINSULA BOROUGH

BY: Max Best — 9-3-03
Authorized Official — Date

NOTES

1. A building setback of 20' from all street ROW's is required unless a lesser standard is approved by a resolution of the appropriate planning commission.
   Front 10' of building setback is also a utility easement as is the entire setback within 5' of side lot lines.
2. No permanent structure shall be constructed or placed within an easement which would interfere with the ability of a utility to use the easement.
3. No direct access to State maintained ROW's permitted unless approved by State of Alaska Dept. of Transportation.
4. Hope Highway ROW is as shown on State ROW Plat FH-14-1(1).
5. Lots in this subdivision may be located within a designated flood hazards area. If such is the case, development must comply with Title 21, Chapter 06 of the Kenai Peninsula Borough Code of Ordinances. A survey to determine the elevation of the property may be required prior to construction.
6. Area of this subdivision within the Resurrection Creek Floodway is within the Anadromous Streams Protection Area and may be subject to Chapter 21 Borough Code of Ordinances.
7. Roads must meet the design and construction standards established by the borough in order to be considered for certification and inclusion in the road maintenance program.
8. A partial survey and monumentation exception for this plat was granted by the KPB Planning Commission at the meeting of 4/28/2003.
9. Building setback from Wagon Trail Road to be 35', and from unsurveyed lines. (common lot line Tracts B-1 & B-2, and west boundary of subdivision), to be 50' until such time as these are fully surveyed and monumented.

OWNERSHIP CERTIFICATE & DEDICATION

I hereby certify that I am the owner of the real property shown and described hereon; and that I hereby adopt this plan of replat, and by my free consent grant all easements to the use shown.
I further certify that Deed of Trust affecting this property does not contain restrictions which would prohibit this subdivision, or require signature and approval of beneficiaries.

Frank Gwartney
Frank Gwartney
P.O. Box 90227 Anchorage, AK 99509

NOTARY'S ACKNOWLEDGEMENT

For: Frank Gwartney
Subscribed and sworn to before me this 21st day of August, 2003.

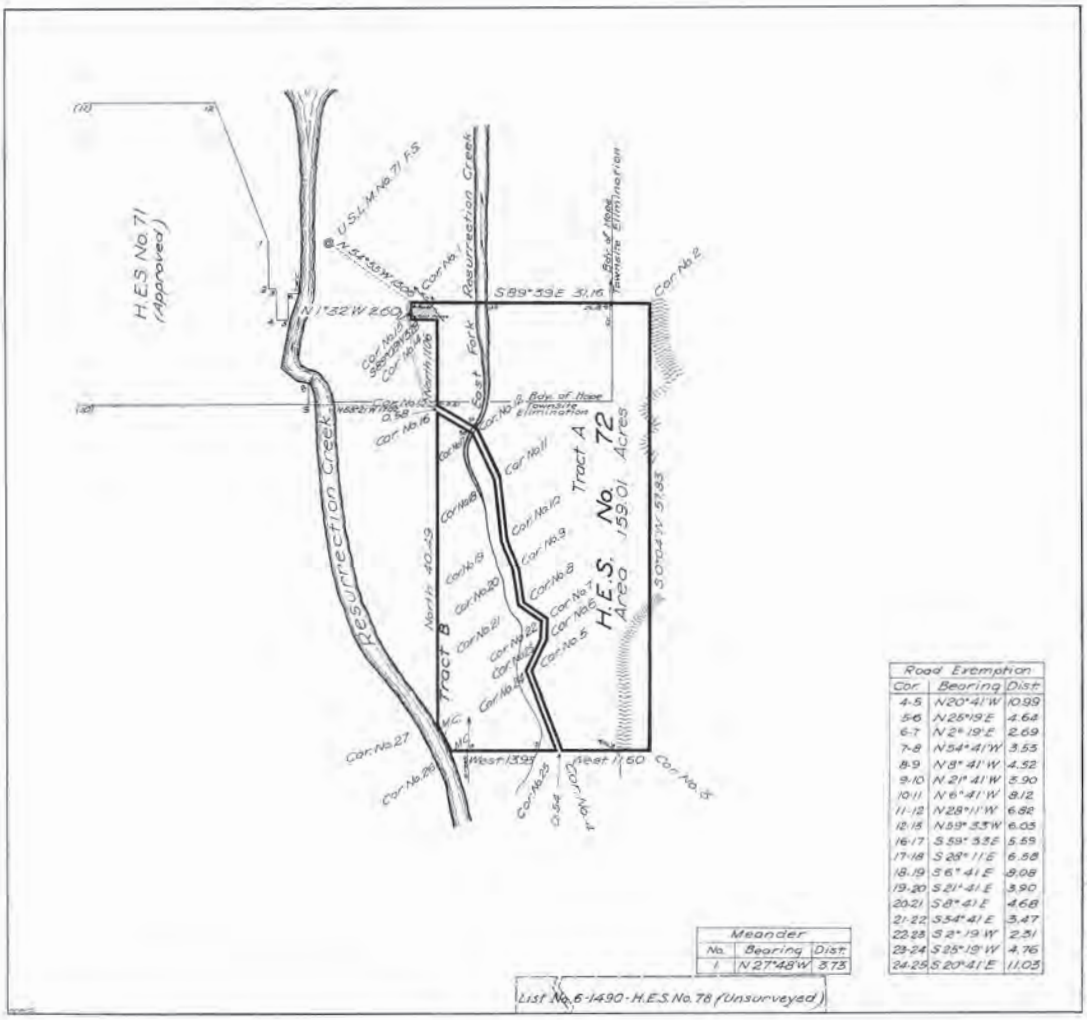
Neas-Arnold
Notary Public for Alaska
My commission expires 11-10-06

PAULA NEAS-ARNOLD NOTARY PUBLIC STATE OF ALASKA

WASTEWATER DISPOSAL

These lots are at least 200,000 square feet or nominal 5 acres in size and conditions may not be suitable for onsite wastewater treatment and disposal. Any wastewater treatment or disposal systems must meet the regulatory requirements of the Alaska Dept. of Environmental Conservation.

Survey accepted G.L.O.
October 23, 1918



Road Exemption		
Cor.	Bearing	Dist.
4-5	N 20° 41' W	10.99
5-6	N 25° 19' E	4.64
6-7	N 2° 19' E	2.69
7-8	N 54° 41' W	3.55
8-9	N 8° 41' W	4.52
9-10	N 21° 41' W	5.90
10-11	N 6° 41' W	8.12
11-12	N 28° 11' W	6.82
12-13	N 53° 33' W	6.05
16-17	S 53° 33' E	5.55
17-18	S 28° 11' E	6.58
18-19	S 6° 41' E	9.08
19-20	S 21° 41' E	3.90
20-21	S 8° 41' E	4.68
21-22	S 54° 41' E	5.47
22-23	S 2° 19' W	2.51
23-24	S 25° 19' W	4.76
24-25	S 20° 41' E	11.05

Meander		
No.	Bearing	Dist.
1	N 27° 48' W	3.73

List No. 6-1490 - H.E.S. No. 78 (Unsurveyed)

Survey No. 1093

Plat of

HOMESTEAD ENTRY SURVEY No. 72

in the

CHUGACH NATIONAL FOREST

Adjacent to town of Hope
South shore of Turnagain Arm
Unsurveyed Land
TERRITORY OF ALASKA

This plat of Homestead Entry Survey No. 72 Territory of Alaska is strictly conformable to the field notes thereof on file in this office, which have been examined and approved.

U.S. Surveyor General's Office
Juneau Alaska
April 30, 1917

Charles E. Sanderson
U.S. Surveyor-General

SCALE 10 chains to 1 inch

Surveys Designated	By whom Surveyed	Instr. Field Groups No.	Instr. Field Groups Date	When Surveyed Begun	When Surveyed Completed	Date of Approval
H.E. Survey No. 72	Geo. W. Root Surveyor-Forest Service		June 1, 1916	July 21, 1916	July 27, 1916	April 30, 1917
H.E. Survey No. 71	Geo. W. Root Surveyor-Forest Service		June 1, 1916	July 21, 1916	July 25, 1916	

	Areas in Acres	
H.E. Survey No. 72		Conflicts
In Tract A	114.43	
In Tract B	44.58	
In Section		
In Section		
Total	159.01	

Act of June 11, 1906 Act of Aug. 11, 1916
List No. 6-1492 Dated Oct. 21, 1914
Latitude 60° 55' 14" N.
Longitude 149° 38' W
Mean Mag. Decl. 27° 50' E
Observations at U.S.L.M. No. 71 F.S.

Vol. U26 p231

KENAI PENINSULA Borough

Planning Department

144 North Binkley Street, Soldotna, AK 99669 | (P) 907-714-2200 | (F) 907-714-2378 | www.kpb.us

KENAI PENINSULA BOROUGH PLANNING COMMISSION
NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 3/12/2026 proposing to subdivide or replat property. You are being sent this notice because you are within 300 feet of the proposed subdivision, or a beneficial interest holder, and are invited to comment. *If you are an owner adjacent to a half right-of-way being dedicated, please be aware that you may be required to match the dedication if your property is subdivided in the future.*

Proposed plat under consideration is described as follows:

Request / Affected Property: This subdivision will subdivide three lots into six lots.

KPB File No. 2025-116

Petitioner(s) / Land Owner(s): Frank Gwartney of Anchorage, AK

The location of the proposed plat is provided on the attached map. A preliminary plat showing the proposed subdivision may be viewed at the Planning Department. Subdivision reviews are conducted in accordance with KPB Subdivision Ordinance. A copy of the Ordinance is available from the Planning Department. ***Comments should be guided by the requirements of that Ordinance***.

Public hearing will be held by the Kenai Peninsula Borough Plat Committee or Planning Commission on **Monday, April 13, 2026**, commencing at **6:30 pm**, or as soon thereafter as business permits. The meeting is being held in person at the Betty J. Glick Assembly Chambers of the Kenai Peninsula Borough George A. Navarre Administration Building, 144 N. Binkley Street, Soldotna, Alaska. This meeting will also be held via Zoom, or other audio or video conferencing means whenever technically feasible.

To attend the meeting using Zoom from a computer visit **https://us06web.zoom.us/j/9077142200**. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the meeting may be found at https://www.kpb.us/local-governance-and-permitting/leadership-governance/planning-commission/planning-public-notices.

Anyone wishing to testify may attend the meeting in person or through Zoom. Written testimony may be submitted by email to planning@kpb.us, or mailed to the attention of Beverly Carpenter, Kenai Peninsula Borough Planning Department, 144 N. Binkley Street, Soldotna, Alaska 99669. [Written comments may also be sent by Fax to 907-714-2378]. All written comments or documents must be submitted by **1:00 PM, Friday, April 10, 2026.** The deadline to submit written comments or documents does not impact the ability to provide verbal testimony at the public hearing.

Additional information such as staff reports and comments are available online. This information is available the Monday prior to the meeting and found at https://kpb.legistar.com/Calendar.aspx. Use the search options to find the correct timeframe and committee.

For additional information contact Sandee Simons (ssimons@kpb.us) or Beverly Carpenter (BCarpenter@kpb.us), Planning Department, 714-2200 (1-800-478-4441 toll free within Kenai Peninsula Borough).

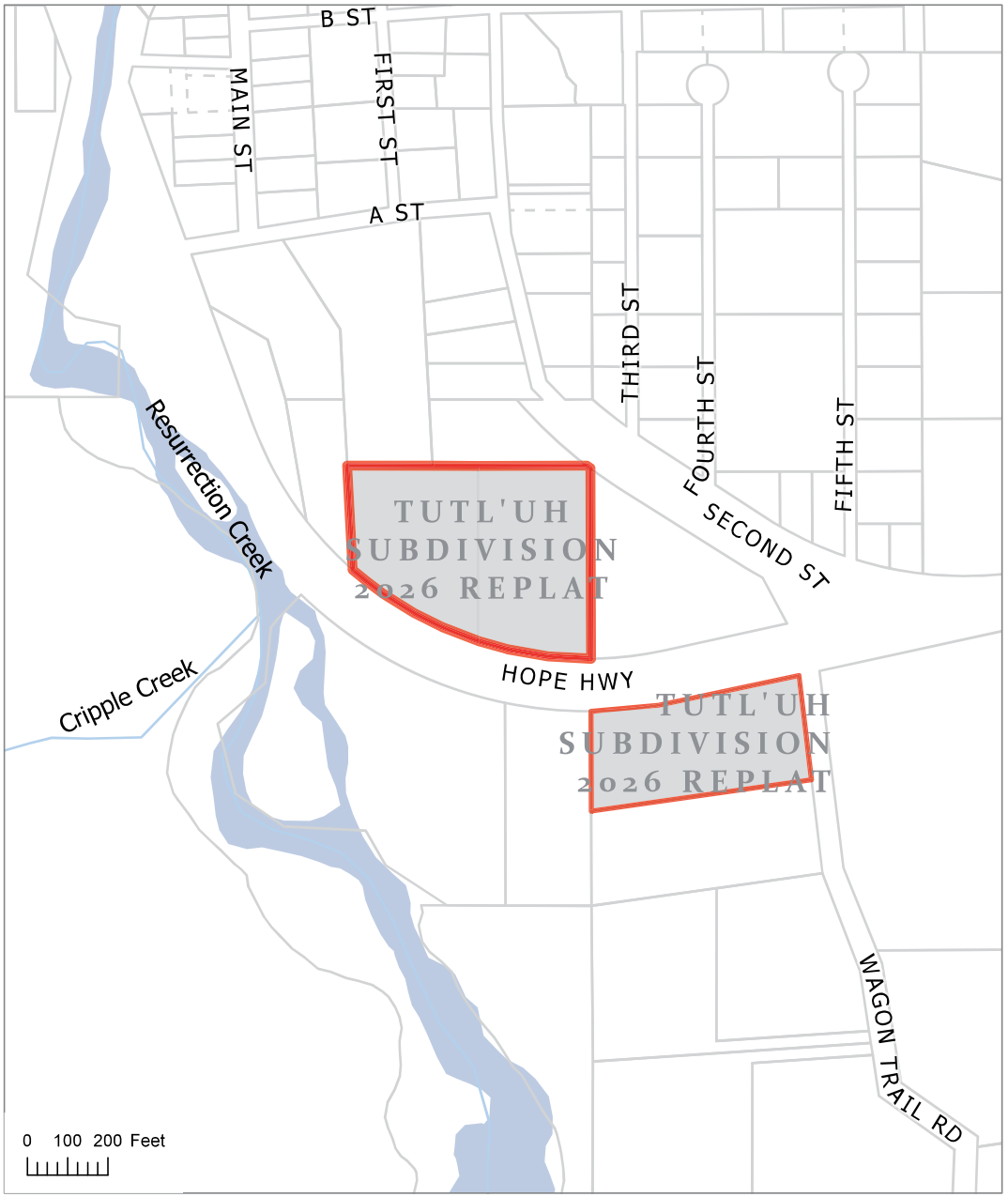
Mailed 3/23/2026

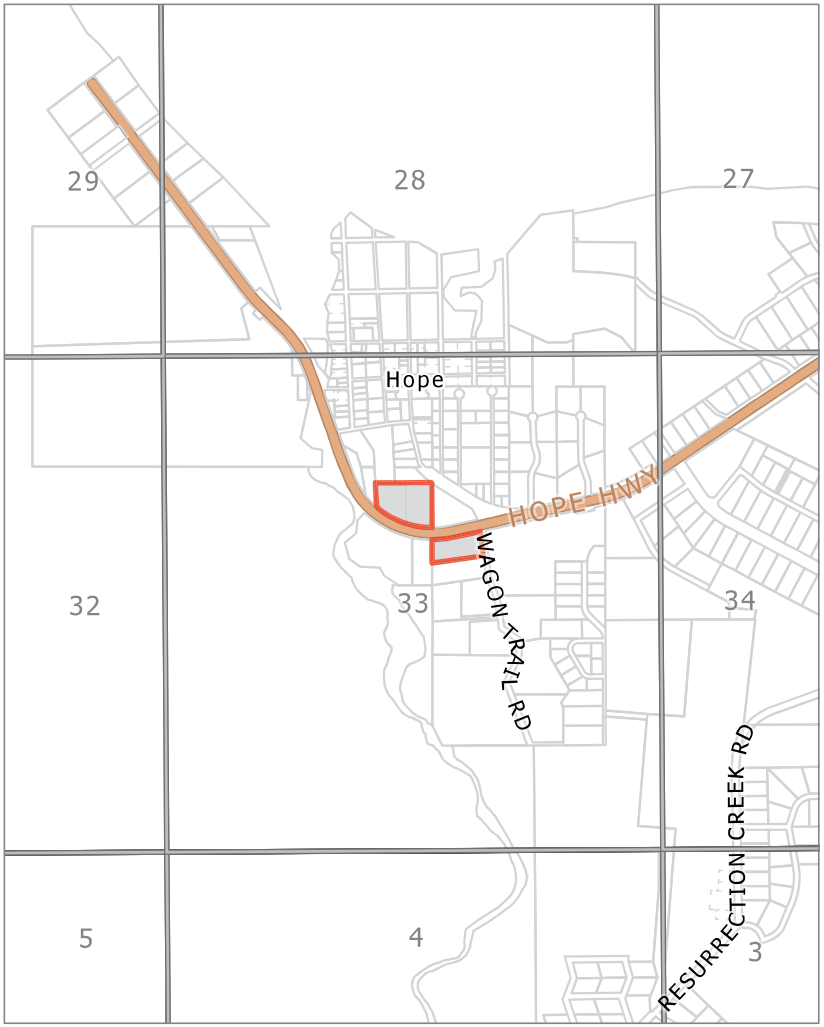
KENAI PENINSULA BOROUGH

Planning

Vicinity Map

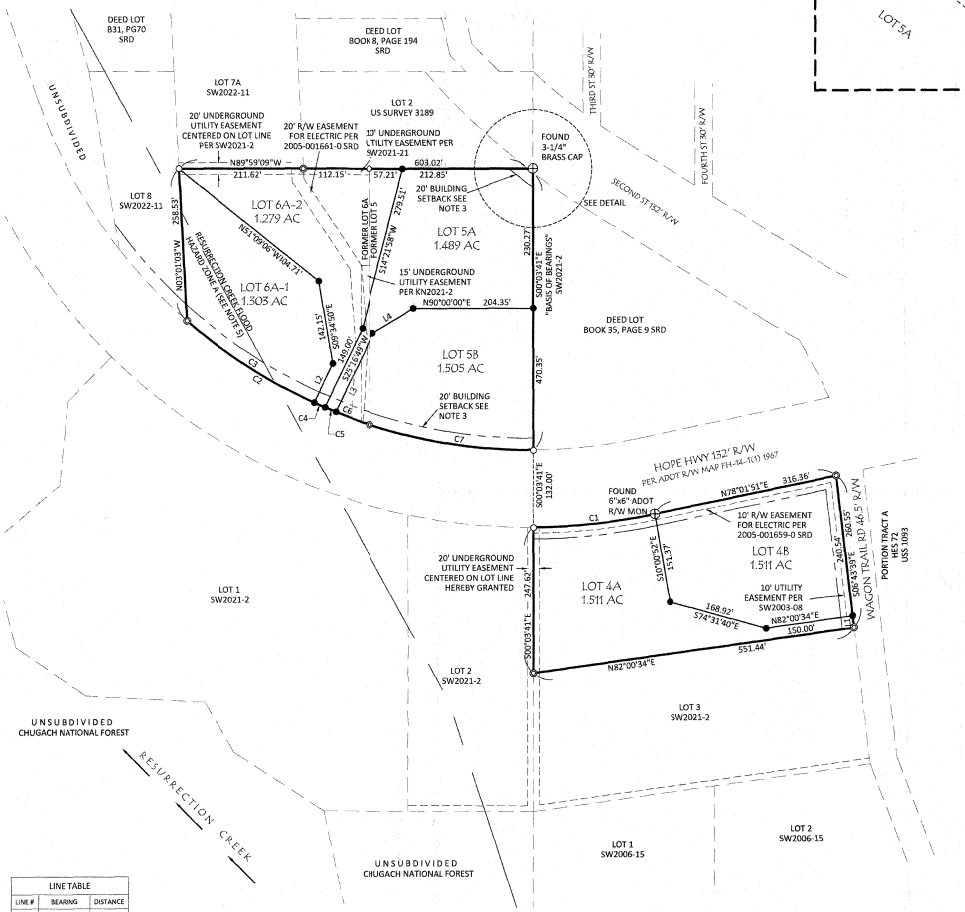
3/12/2026

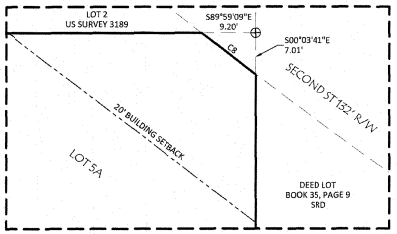




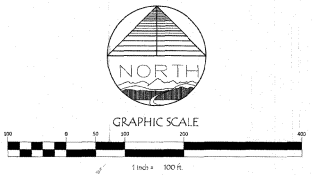
KPB File 2025-116
T10N R02W SEC33
Hope

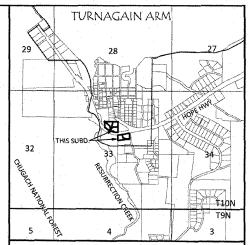
The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.





DETAIL
SCALE: 1" = 10'





VICINITY MAP
Scale 1" = 1 Mile

LEGEND

- FOUND PRIMARY MONUMENT AS DESCRIBED
- FOUND 1/2" REBAR UNLESS NOTED
- FOUND 5/8"x30" REBAR w/ 1" STAINLESS STEEL CAP 85032-S
- SET 5/8"x30" REBAR w/ 1" STAINLESS STEEL CAP LS-211269

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED BEREON AND I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY MY FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PLBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

FRANK GWARTNEY aka FRANKEL GWARTNEY
PO BOX 90227, ANCHORAGE, AK 99509

NOTARY'S ACKNOWLEDGEMENT

FOR: FRANK GWARTNEY
aka FRANKEL GWARTNEY
ACKNOWLEDGED BEFORE ME THIS

_____ DAY OF _____, 2026

MY COMMISSION EXPIRES :_____

NOTARY PUBLIC FOR THE
STATE OF ALASKA

NOTES

1. WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS SHALL BE PERMITTED ONLY IN CONFORMANCE WITH APPLICABLE REQUIREMENTS OF 18 AAC 72 AND 18 AAC 80.
2. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITYOF A UTILITY TO USE THE EASEMENT.
3. BUILDING SETBACK- A BUILDING SETBACK OF 20 FT. IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
4. NO DIRECT ACCESS TO STATE MAINTAINED RIGHTS-OF-WAY PERMITTED UNLESS APPROVED BY STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES.
5. FLOOD HAZARD NOTICE: SOME OR ALL OF THE PROPERTY SHOWN ON THIS PLAT HAS BEEN DESIGNATED BY FEMA AS A FLOOD HAZARD AREA DISTRICT AS OF THE DATE THIS PLAT IS RECORDED WITH THE DISTRICT RECORDER'S OFFICE. SUBDIVISION IS LOCATED WITHIN FLOOD ZONE A PER FEMA MAP PANEL NUMBER 020012-1125A. PRIOR TO DEVELOPMENT, THE KENAI PENINSULA BOROUGH FLOODPLAIN ADMINISTRATOR SHOULD BE CONTACTED FOR CURRENT INFORMATION AND REGULATIONS. DEVELOPMENT MUST COMPLY WITH CHAPTER 21.06 OF THE KENAI PENINSULA BOROUGH CODE.
6. ANY PERSON DEVELOPING THE PROPERTY IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS, INCLUDING A U.S. ARMY CORPS OF ENGINEERS WETLAND DETERMINATION IF APPLICABLE.
7. HOPE HIGHWAY R/W SHOWN PER STATE OF ALASKA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FH-14-1(1).
8. THESE PARCELS MAY BE AFFECTED BY THE FOLLOWING:
   - 8.1. AN ELECTRIC EASEMENT GRANTED TO CHUGACH ELECTRIC ASSOCIATION ON OCTOBER 17, 2002 IN BOOK 114, PAGE 740 SRD.
   - 8.2. AN ELECTRIC EASEMENT GRANTED TO CHUGACH ELECTRIC ASSOCIATION ON NOVEMBER 1, 2005 IN DOCUMENT 2005-001659-0 SRD.
   - 8.3. AN ELECTRIC EASEMENT GRANTED TO CHUGACH ELECTRIC ASSOCIATION ON NOVEMBER 1, 2005 IN DOCUMENT 2005-001660-0 SRD.
   - 8.4. BAN ELECTRIC EASEMENT GRANTED TO CHUGACH ELECTRIC ASSOCIATION ON NOVEMBER 1, 2005 IN DOCUMENT 2005-001661-0 SRD
   - 8.5. RESTRICTIVE COVENANTS RECORDED FEBRUARY 26, 2021 IN DOCUMENT NO. 2021-000225-0. THE KENAI PENINSULA BOROUGH WILL NOT ENFORCE COVENANTS, EASEMENTS, OR DEED RESTRICTIONS PER KPB 20.60.170(B).
9. EXCEPTION GRANTED TO STREET WIDTH (KPB20.30.120) BY THE PLANNING COMMISSION AT THE NOVEMBER 30, 2020 MEETING WAS CARRIEDOVER AT THE JUNE 13, 2022 MEETING. EXCEPTION GRANTED TO EASEMENT REQUIREMENTS (KPJ 20.30.060D) AT THE JUNE 13, 2022 MEETING.
10. ACCEPTANCE OF THIS PLAT BY THE KENAI PENINSULA BOROUGH DOES NOT INDICATE ACCEPTANCE OF ANY ENCROACHMENTS.

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 6°43'39" E	20.00
L2	S 25°16'49" W	73.21
L3	S 25°16'49" W	148.05
L4	N 58°45'57" E	80.95

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	11°46'01"	1020.93	207.89	104.31	N 83° 51' 52" E	207.53'
C2	41°27'57"	888.93	643.33	336.48	S 66° 36' 18" E	629.38'
C3	16°37'51"	888.93	258.02	129.92	N 57° 17' 15" W	257.12'
C4	1°17'22"	888.93	20.01	10.00	N 66° 08' 52" W	20.01'
C5	1°17'26"	888.93	20.02	10.01	N 67° 26' 16" W	20.02'
C6	3°57'35"	888.93	61.44	30.73	S 70° 01' 46" E	61.42'
C7	18°17'43"	888.93	283.85	143.14	S 81° 1,' 25" E	282.64'
C8	0°32'50"	1211.92	11.57	5.79	S 52° 42' 09" E	11.57'

WASTEWATER DISPOSAL

SOIL CONDITIONS IN THIS SUBDIVISION HAVE BEEN FOUND UNSUITABLE FOR CONVENTIONAL ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS. PLANS FOR A TYPICAL ALTERNATE WASTEWATER DISPOSAL SYSTEM FOR USE ON LOTS IN THIS SUBDIVISION ARE INCLUDED IN THE ENGINEER'S SUBDIVISION AND SOILS REPORT AND ARE AVAILABLE FROM THE KENAI PENINSULA BOROUGH. ALL ALTERNATE ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST BE DESIGNED BY A PROFESSIONAL ENGINEER REGISTERED TO PRACTICE IN ALASKA AND THE DESIGN MUST BE APPROVED BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION PRIOR TC CONSTRUCTION.

CODY R. McLANE C.E. 11510 AK DATE

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH IN ACCORDANCE WITH KPB 20.10.040.

AUTHORIZED OFFICIAL

Plat #
Rec Dist
Date 20
Time M

STATE OF ALASKA 49TH
ANDREW HAMILTON
LS-211269
REGISTERED PROFESSIONAL LAND SURVEYOR

TUTLUH SUBDIVISION 2026 REPLAT

A SUBDIVISION OF LOTS 4 & 5 OF PLAT 2021-02 & LOT 6A OF PLAT 2022-11 SEWARD RECORDING DISTRICT (SRD)

FRANK GWARTNEY aka FRANKEL GWARTNEY, (OWNER)
PO BOX 90227, ANCHORAGE, AK 99509

8.598 AC. M/. SITUATED IN SECTION 33, TOWNSHIP 10 NORTH, RANGE 2 WEST, SEWAID MERIDIAN, ALASKA, THE KENAI PENINSULA BOROUGH, IN THE SEWARD RECORDING DISTRICT.

McLANE Consulting Inc
ENGINEERING - TESTING
SURVEYING - MAPPING
P.O. BOX 468
SOLDOTNA, AK. 99669
VOICE: (907) 283-4218
FAX: (907) 283-3265
WWW.MCLANECG.COM

KPB File No.	2026-XX
Project No.	252020
Scale 1" = 100'	Date : MAR 2026
Book No. : 25-35	Drawn by : BGB

KPB 2025-116

E. NEW BUSINESS

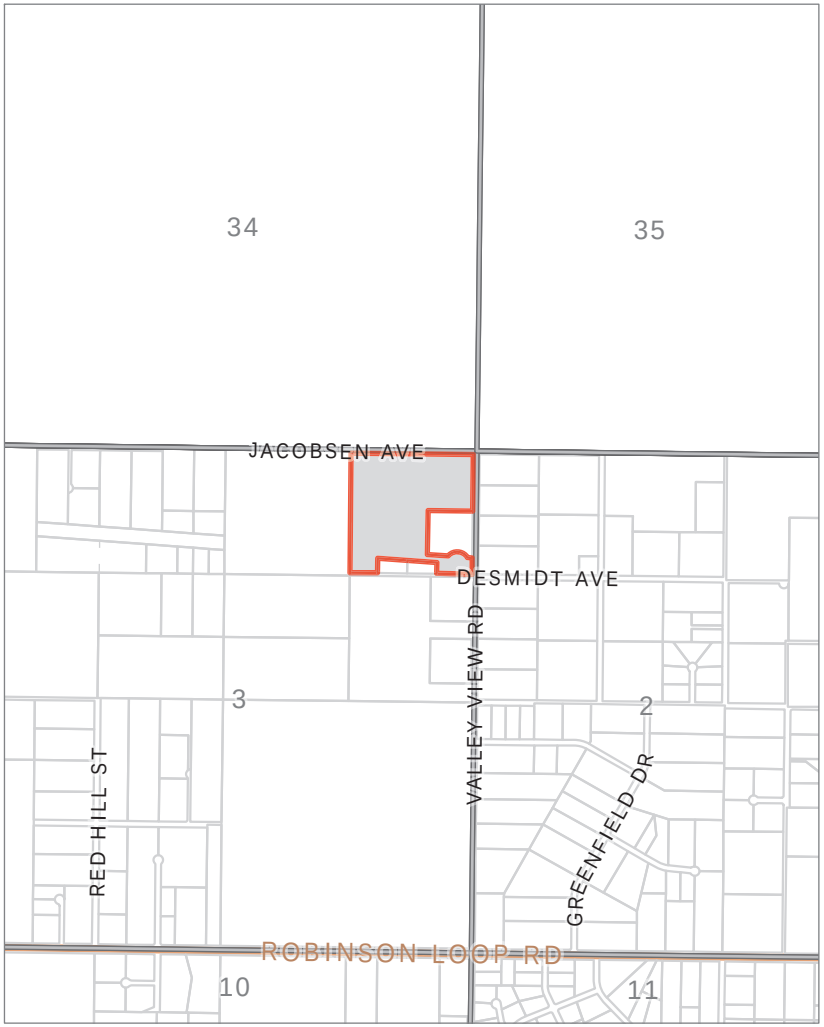
4. Whistlebait Estates Addition No. 3; KPB File 2026-023
Vector Surveying LLC Magnitude & Directions / Whistlebait LLC
Location: Jacobsen Ave, Valley View Rd & Desmidt Ave
Sterling Area

KENAI PENINSULA BOROUGH

Planning

Vicinity Map

3/1/2026



KPB File 2026-023
T05N R09W SEC03
Sterling

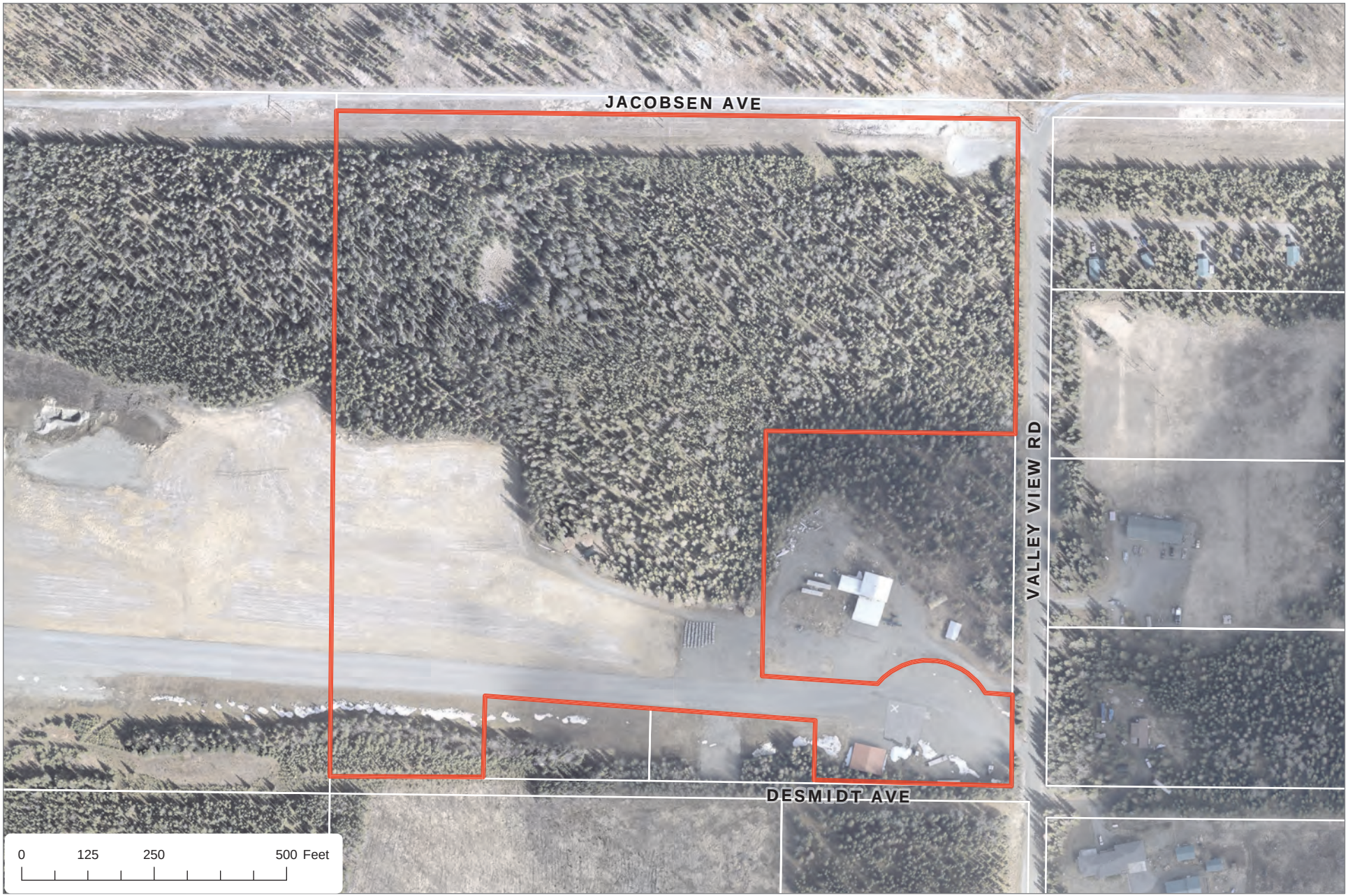
The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.

KENAI PENINSULA BOROUGH

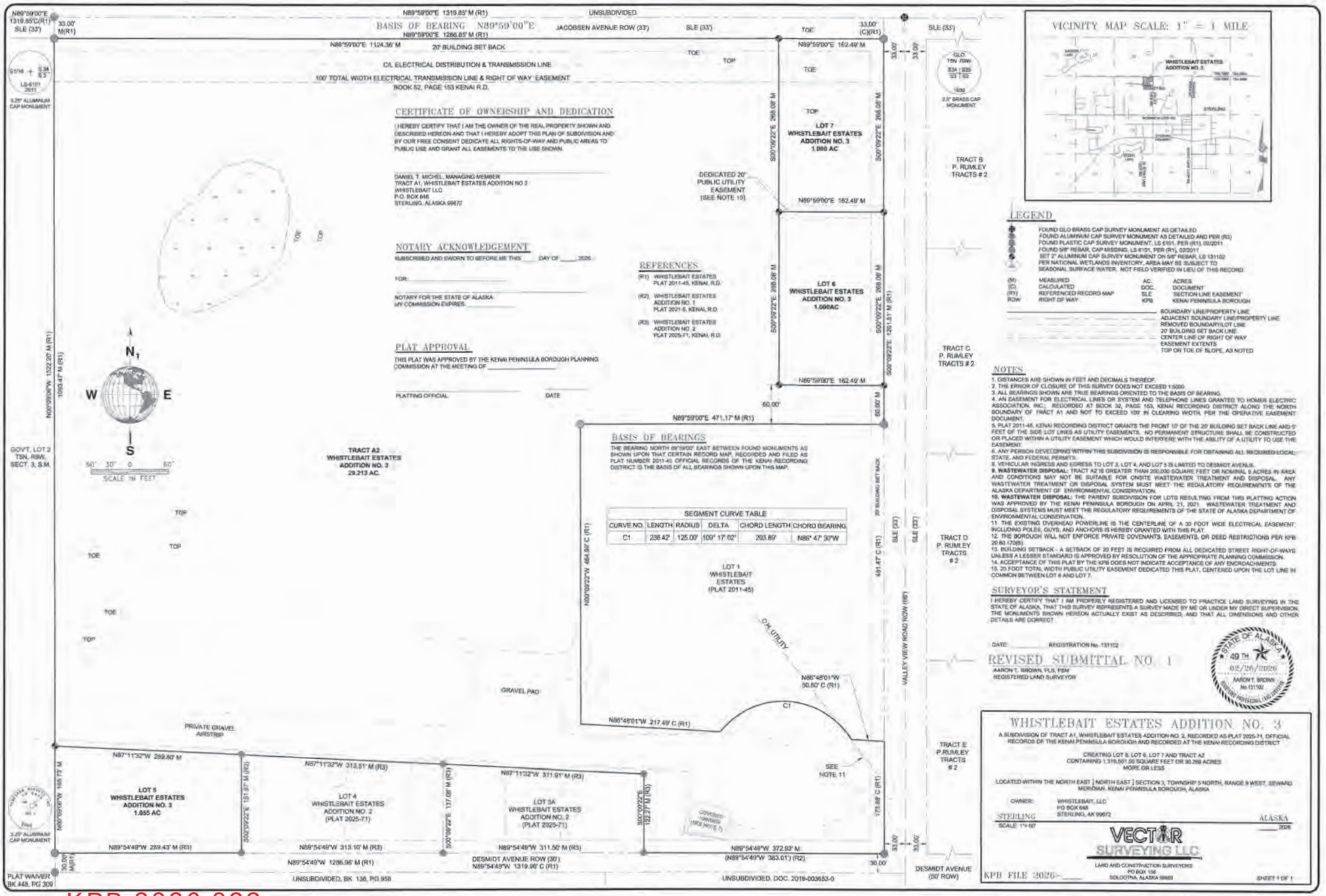
Planning

Aerial Map

KPB File 2026-023
3/1/2026



The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



KPB 2026-023

100

E4-3

AGENDA ITEM E. NEW BUSINESS

ITEM #4 - PRELIMINARY PLAT
WHISTLEBAIT ESTATES NO 3

KPB File No.	2026-023
Plat Committee Meeting:	April 13, 20226
Applicant / Owner:	Whistlebait LLC / Sterling Alaska
Surveyor:	Aaron Brown / Vector Surveying LLC
General Location:	Desmidt Ave & Valleyview Rd in Sterling

Parent Parcel No.:	063-043-79
Legal Description:	T 05N R 09W SEC 03 SEWARD MERIDIAN KN 2025071 WHISTLEBAIT ESTATES ADDN NO 2 TRACT A1
Assessing Use:	Accessory Building
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite / Onsite
Exception Request	20.30.240

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will subdivide a 30.269 acres tract into three new lots of size 1.055, 1.000 and 1.000 acres respectively and a tract of size 27.214 acres.

Location and Legal Access (existing and proposed):
Legal access to the plat is along Valley View Dr which has intersections with both Desmidt Ave on the south of the plat and Jacobsen Ave on the north of the plat. Valley View Dr. is a 60' dedication developed and maintained by the borough. Jacobsen Ave. is a 33' dedication that is developed and maintained by the borough. Desmidt Ave. is a 33' dedication no developed.

To get to Valley View Dr. you must exit the Sterling Highway at Swanson River Rd to Robinson Loop Rd, then to Valley View Rd.

This plat is not vacating any right-of-way or dedicating any new right-of-way.

There is a 33' section line easement along the north of the plat, south side of the section line that should be shown.

Block length is not compliant an exception was not requested. To become compliant a road needs to be ran along the west line of the plat dedicating 30 feet. This would be crossing the existing air strip that has been active for several years. The air strip has been shown on a plat in 1995.located to the west. Staff recommends the Plat Committee concur an exception is not needed at this time, but any further and more extensive development of Tract A2 in the future should consider a dedication along the west property line and Lot 5 should be reduced 30 feet to the east along the west line.

KPB Roads Dept. comments	Out of Jurisdiction: No Roads Director: Uhlin, Dil Comments: No comments
SOA DOT ROW	
SOA DOT & PF	

Site Investigation:
There are no structures located on the area of proposed Lots 5, 6 & 7. There is a structure shown on proposed

Tract A2 that has been shown on the previous plats starting with Whistlebait Estates Addition No 1 KN 2021-5, the second plat completed on the property. It was noted as predating the setback line created on Whistlebait Estates KN2011-45. To clear up the issue staff has requested the applicant request an exception to KPB 20.30.240 building setbacks, which has been done for the structure continually shown. The surveyor has noted that the encroached portion is an overhang.

There are steep areas noted with TOP and TOE on the drawing. Staff recommends the surveyor add lines to connect the tops and toes to show a 'contour' line connection, and to note they indicate steep slopes over 20%.

Per the River Center review, the plat is located in a FEMA designated flood hazard area, Zone X-Unshaded. A plat note should be added with the Flood Hazard Notice as shown in KPB 20.30.280.D. no depiction is needed on the drawing though.

KPB River Center review	A. Floodplain Reviewer: Hindman, Julie Floodplain Status: IS in flood hazard area Comments: Within non-regulatory X-Unshaded. No depiction. Plat note present. Flood Zone: X (unshaded) Map Panel: 02122C-0290F In Floodway: False Floodway Panel: B. Habitat Protection Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: No comments
State of Alaska Fish and Game	

Staff Analysis

The land was originally surveyed as Government Lot 1 in Section 3, Township 5 North, Range 9 West SM, Alaska. Whistlebait Estates KN2011-45 was the first subdivision of the land. Whistlebait Estates Addition No. 1 KN 2021-5 split one lot out of the larger tract previously created. Whistlebait Estates Addition No 2 KN205-71 reconfigured Lot 3 into 3A and a new lot 4 and Tract A1. This platting action will create three new lots and a remaining tract.

A soils report will be required and an engineer will sign the final plat as lots 5, 6 and 7 are below 200,000 sq ft. Previous report did not cover the area of the new lots and anew soils report covering these area will need to be submitted.

A soils report will not be required for Tract A2 as it is above 200,000 sq ft.

Per the preliminary Certificate to Plat, beneficial interest holders do not affect the proposed plat. Notification per KPB 20.25.090 will not be required unless the final Certificate to Plat states the property is affected by beneficial interest holders.

The property is not within an advisory planning commission.

The subdivision plat has been reviewed and generally complies with the 2019 Kenai Peninsula Borough Comprehensive plan.

Utility Easements
All utility easements of record appear to be shown.

The plat is not vacating any easements, none need to be shown.

As part of our routine notification process, the subdivision plat was emailed to the affected utility providers for review. **Staff recommends:** the surveyor work with the utility providers to accommodate their request, ensuring optimal use of the owner's land and maximum benefit for both the provider and the public.

No easements were recommended by the utility providers

Utility provider review:

HEA	No comment
ENSTAR	No comments or recommendations
ACS	No objections
GCI	Approved as shown

KPB department / agency review:

Addressing	Reviewer: Pace, Rhealyn Affected Addresses: None Existing Street Names are Correct: Yes List of Correct Street Names: Desmidt Ave, Valley View Rd, Jacobsen Ave Existing Street Name Corrections Needed: All New Street Names are Approved: No List of Approved Street Names: List of Street Names Denied: Comments: No other comments
Code Compliance	Reviewer: Ogren, Eric Comments: No comments
Planner	Reviewer: Raidmae, Ryan There are not any Local Option Zoning District issues with this proposed plat. Conditional Land Use Permit CLUP Resolution Number: 2016-23 CLUP Approval Date: 7/18/2016 Material Site Comments: There is an existing material site, MS2016-006, PID: 063-043-41, that is west of the subject parcel and adjacent.
Assessing	Reviewer: Windsor, Heather Comments: No comment

STAFF RECOMMENDATIONS
CORRECTIONS / EDITS

All corners of Tract A1 /A2 should be found or set, being the involved tract of this subdivision
Plat should be updated to current surveyed (measured) data.
Area of Tract A2 is off by 2.00 acres, should be 27.214 acres.
Add the date of April 13, 2026 to the Plat Approval.
Plat notes – Plat note 7 is missing, either use or renumber.
Darken the outer boundary of the plat lines or lighten the interior lot lines of the new lots to be distinguishable of the two types.

KPB 20.25.070 – Form and contents required

***Staff recommendation**: final plat submittals must comply with 20.25.070. Additional information, revisions, and/or corrections are required as noted below.*

A. Within the Title Block

1. Name of the subdivision which shall not be the same as an existing city, town, tract, or subdivision of land in the borough, of which a plat has been previously recorded, or so nearly the same as to mislead the public or cause confusion. The parent plat's name shall be the primary name of the preliminary plat.
2. Legal description, location, date, and total area in acres of the proposed subdivision;
3. Name and address of owner(s), as shown on the KPB records and the certificate to plat, and registered land surveyor.

Staff recommendation:
Add KPB File no 2026-023 to title block

F. The location, width and name of existing and platted streets and public ways, railroad rights-of-way, easements, and travel ways existing and proposed, within the subdivision;
Staff recommendation:
Add section line easement on north side of plat, south side of section line

G. The status of adjacent lands within 100 feet of the proposed subdivision boundary or the land status across from any dedicated rights-of-way that adjoin the propose subdivision boundary, including names of subdivisions, lot lines, block numbers, lot numbers, rights-of-way; or an indication that the adjacent land is not subdivided;
Staff recommendation:
To the east the lot labels need to have KN2007-31 replace P. Rumley Tracts #2

H. Approximate locations of low wet areas, areas subject to inundation, areas subject to flooding or storm water overflow, and the line of ordinary high water. This information may be provided on an additional sheet if showing these areas causes the preliminary plat to appear cluttered and/or difficult to read;
Staff recommendation:
Low spot shown, designated as Depression by KWF Wetlands Assessment

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KPB 20.30 – Subdivision Design Requirements

***Staff recommendation**: final plat submittals must comply with 20.30. Additional information, revisions, and/or corrections are required as noted below.*

KPB 20.40 – Wastewater Disposal

***Staff recommendation**: final plat submittals must comply with 20.40. Additional information, revisions, and/or corrections are required as noted below.*

20.40.010 Wastewater disposal.
Platting Staff Comments:

***Staff recommendation**: comply with 20.40.*

KPB 20.60 – Final Plat

***Staff recommendation**: final plat submittals must comply with 20.60. Additional information, revisions, and/or corrections are required as noted below.*

EXCEPTIONS REQUESTED:

A. KPB 20.30.240 Building setbacks / KPB 20.10.110 Building setback encroachment permits

Surveyor's Discussion:
SEE SUBMITTED REQUEST IN PACKET

Surveyor's Findings:
SEE SUBMITTED JUSTIFICATIONS IN PACKET

Staff Discussion:
20.30.240. - Building setbacks.
A. A minimum 20-foot building setback shall be required for dedicated rights-of-way in subdivisions located outside incorporated cities.

20.10.110. - Building setback encroachment permits.
A. Unless otherwise regulated by city zoning ordinances of properties within its boundaries, any person desiring to construct, or cause, an encroachment within a building setback shall apply for a building setback encroachment permit to the planning department. Failure to obtain an encroachment permit is subject to remedies set forth in KPB 20.10.030.

Staff Findings:

10. Per KPB 20.90 Definitions

"***Permanent structures***" for purposes of the building setback shall mean anything of a permanent nature that requires footings, foundations or pilings. Improvements of a minor nature that do not interfere with the sight distance from the right-of-way are allowed. Examples of allowable improvements are well casings, low retaining walls, vent pipes, individual mailboxes, address sign posts and transparent fencing such as metal chain link.

"Building setback" is the area of the lot where permanent structures are not allowed. The purpose of the setback is to promote safe public access, areas for emergency response, and traffic sight distance.

11. The encroachment shown is a 1.3' portion of a ~2.5' overhang. Photos from surveyor in packet.
12. The foundation portion of the structure sits at 21.2' of the property line and 1.2' back from the 20' setback line.
13. Whistlebait Estates KN2011-45 created the 20' building setback line originally, the following two subdivisions
14. Height of a Connex container starts a 8.5 feet, next size is 9.5 feet

If the Committee determines the petitioner **has not** met the burden of proving by substantial evidence that each of the Standards is met, the Committee should deny the exception request, and it should explain its reasons.

If the Committee determines the petitioner **has** met the burden of proving by substantial evidence that each of the Standards is met, the Committee should identify the findings of fact, based upon substantial evidence from the record, which includes this Staff Report, it determines are applicable to the Standards, and incorporate the following conditions for final approval:

Unless prohibited under this title, the commission (committee) may authorize exceptions to any of the requirements

set forth in this title. Application for an exception shall present the commission (committee) with substantial evidence, justifying the requested waiver or exception stating fully the grounds for the application and the facts relied upon. All exceptions must be requested and granted at the time of preliminary plat approval. Exceptions may not be requested with a final plat submittal.

The committee shall make findings of fact meeting the following standards before granting any exception:

1. That special circumstances or conditions affecting the property have been shown by application;

2. That the exception is necessary for the preservation and enjoyment of a substantial property right and is the most practical manner of complying with the intent of this title;

3. That the granting of the exception will not be detrimental to the public welfare or injurious to other property in the area in which said property is situated.

Staff recommendation: place notes on the final plat indicating any exceptions granted by the Plat Committee with the meeting date.

RECOMMENDATION:

SUBJECT TO EXCEPTION(S) GRANTED, STAFF RECOMMENDS:

- **GRANT APPROVAL OF THE PRELIMINARY PLAT SUBJECT TO STAFF RECOMMENDATIONS, AND**
- **COMPLIANCE WITH KPB 20.25.070 (FORM AND CONTENTS), KPB 20.25.080 (PETITION REQUIRED), KPB 20.30 (DESIGN REQUIREMENTS); AND KPB 20.40 (WASTEWATER DISPOSAL), AND**
- **COMPLIANCE WITH KPB 20.60 TO ENSURE ADMINISTRATIVE APPROVAL OF THE FINAL PLAT.**

NOTE: 20.25.120. - REVIEW AND APPEAL.

A PARTY OF RECORD MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF NOTIFICATION OF THE DECISION IN ACCORDANCE WITH KPB 2.40.080.

A DECISION OF THE PLANNING COMMISSION MAY BE APPEALED TO THE HEARING OFFICER BY A PARTY OF RECORD WITHIN 15 DAYS OF THE DATE OF NOTICE OF DECISION IN ACCORDANCE WITH KPB 21.20.250.

END OF STAFF REPORT

VECTOR SURVEYING LLC
LAND AND CONSTRUCTION SURVEYORS
PO BOX 156
SOLDOTNA, ALASKA 99669

February 26th, 2026

Kenai Peninsula Borough
Planning Department
144 North Binkley Street
Soldotna, Alaska 99669

Project: **Revised Preliminary Plat - Whistlebait Estates Addition No. 3**
Creating Lot 5, Lot 6, Lot 7 and Tract A2 (Parent Parcel - Tract A1, Plat 2025-71)
& Exception request to 20.10.110

Enclosed is an application to replat Tract A1, Whistlebait Estates Addition No. 2 (Plat 2025-71, Kenai Recording District) creating Lot 5, Lot 6, Lot 7, and Tract A2, Whistlebait Estates Addition No. 3.

Lot 5 is proposed to have legal and physical access from Desimit Avenue, a 33-foot fee-simple right-of-way previously dedicated to the Kenai Peninsula Borough by Whistlebait LLC (Daniel Michel, Owner). Desimit Avenue is improved with a newly constructed gravel residential road approximately 24 feet in width, geotextile fabric over existing ground with a gravel base course and ± 3:1 cut slopes from the shoulder to the toe of fill. The newly constructed roadway is along a straight tangent without horizontal curvature. Proposed Lot 6, Lot 7 and Tract A2 are proposed to have access from Valley View Road.

Request for Exception – KPB 20.10.110 – Building setback Encroachment Permit

A unique circumstance affecting the subject property has been previously documented on Whistlebait Estates Addition No. 1, Tract A being an existing covered aircraft hangar/garage structure exists on Tract A1 consisting of a truss-roof system supported by two full-size connex containers with open ends to the north and south.

A recent field survey detailed the southeast corner of the roof overhang extends 1.3 feet into the 20-foot setback from Desimit Avenue Right of Way Line in common with the South Boundary Line of Tract A1. The connex containers themselves—the structural supports—are entirely outside of the 20' building set back.

Because Desimit Avenue was dedicated to the Borough through a specific request of the KPB Planning Department at the time of Whistlebait Estates Addition No. 1, and because the roof overhang is limited to airspace only, it is respectfully requested that an exception to KPB 20.10.110 be granted, and application and associated fee be waived.

Technical Basis for Exception

1. **Compliance with KPB 20.30.110 – Setbacks and Safety**

The 20' building sset back encroachment consists solely of roof overhang, not structural support, and does not interfere with roadway function, maintenance, or safety as detailed:

Clear Zone Analysis

Using the Alaska DOT&PF Highway Preconstruction Manual (Effective Oct. 1, 2019), Table 1130-2, the applicable clear zone criteria are:

- Design speed: ≤ 40 mph
- ADT: < 750
- Cut slope: 3:1

The required clear zone distance is 7–10 feet.
Measured conditions:

- Distance from the 20-foot setback line to the south boundary of Tract A1: 20 feet
- The gravel road is constructed entirely within the Desimit Avenue ROW
- The roof overhang encroaches 1.3 feet into the setback, not into the ROW

Conclusion: The roof overhang remains well outside the required clear zone, at nearly double the minimum distance required by ADOT&PF standards. There is no safety impact to the traveling public.

2. Sight Distance and Driveway Safety

Desimit Avenue currently provides access to two existing lots, each with a single driveway. No additional access points have been constructed as of February 14, 2026.
The roadway is a straight tangent section with no horizontal curves.
Per Alaska Highway Preconstruction Manual, Figure 1160-8, a 25 mph residential road requires:

- 155 feet of sight distance in both directions

Field conditions exceed this requirement. The roof overhang does not obstruct sight distance, driver visibility, or driveway safety.

Conclusion

1.3-feet of an existing roof is overhanging into the 20' building set back from Desmit Avenue Right of Way Boundary and;

- Is non-structural and limited to airspace
- Is entirely outside of clear zone (ADOT preconstruction manual)
- Does not impact roadway safety, maintenance, or sight distance (ADOT preconstruction manual)
- Occurs within the 20' building set back, due to a right-of-way dedicated at the KPB's request
- Represents a pre-existing condition documented on prior plats (2011-45, 2021-5, 2025-71)

Given these unique circumstances, an exception of KPB 20.10.110(A) – Building set back encroachment permit is hereby requested.

Aaron T. Brown

Aaron T. Brown, PLS, PSM, FAA sUAS Pilot

Attachments:

1. Whistlebait Estates Addition No. 3 – Signed Application
2. Whistlebait Estates Addition No. 3 – Full size 36x24 plot
3. Whistlebait Estates Addition No. 3 – 11x17 prints of the 36x24
4. First American Title Order No. 4349685 (emailed to Jennifer Sather on 02/24/2026)
5. Preliminary Subdivision Application Fee ($400) provided to KPB on 02/16/2026

From: Aaron Brown
To: Simons, Sandee
Subject: <EXTERNAL-SENDER>Prelim Plat Whistlebait Estates Addition No. 3
Date: Thursday, February 26, 2026 3:53:00 PM
Attachments: ATT00001.png

CAUTION: This email originated from outside of the KPB system. Please use caution when responding or providing information. Do not click on links or open attachments unless you recognize the sender, know the content is safe and were expecting the communication.

Sandee,

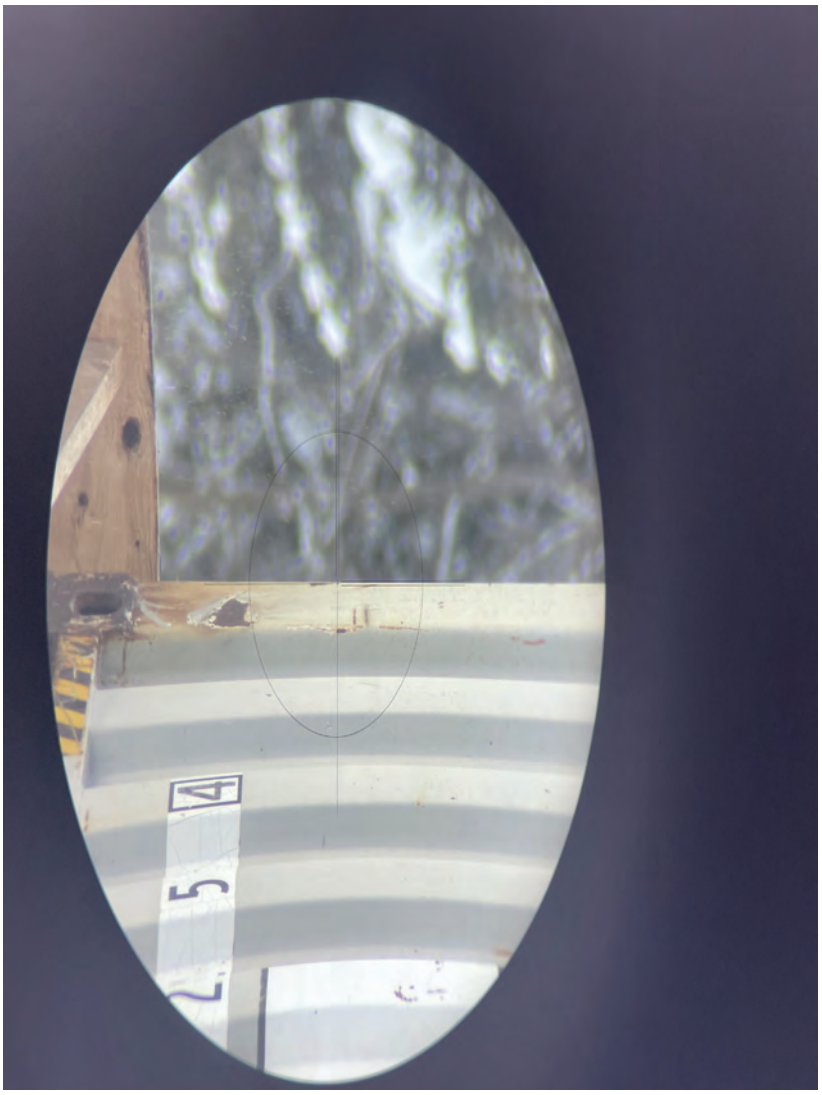
Thank you for assisting me today at the KPB Planning Department. Per our conversation you will find field photos detailing the Southeast roof corner which is into the 20' set back by 1.3' and the Southeast connex corner of the Eastern most connex which is 1.2' outside of the building set back.

The data collector field photos detail the offset from the property line, Ie 18.7' and 21.2'

The connex dimensions are +/- (8' x 45') the 8.0' section spans easterly-westerly; there are two connexes, and the roof dimension is +/- (34.2' x 48.6') the 34.2' span is easterly-westerly.

The CTP from First American Title and email to Jennifer Sather to follow.

Aaron


4
5
2

Trimble
Stake out line
Line: 9005-2024
127.905sft
Station
135sft
H.Offset
200sft
V.Dist
032sft
Go Backward
135sft
Go Right
21.200sft
72%
55%
6.270
0.000
Map
Menu
Favorites
HA:81°12'47" VA:87°25'15"
Measure
Target
Turn

E4-15

Trimble
Stake out line
Line: 9005-2024
1+27.844sft
-18.701sft
Cut 13.740sft
Backward
127.844sft
Right
18.701sft
129.204sft
HA:82°25'54" VA:86°41'29" SD:129.423
Measure
Target
Options

--

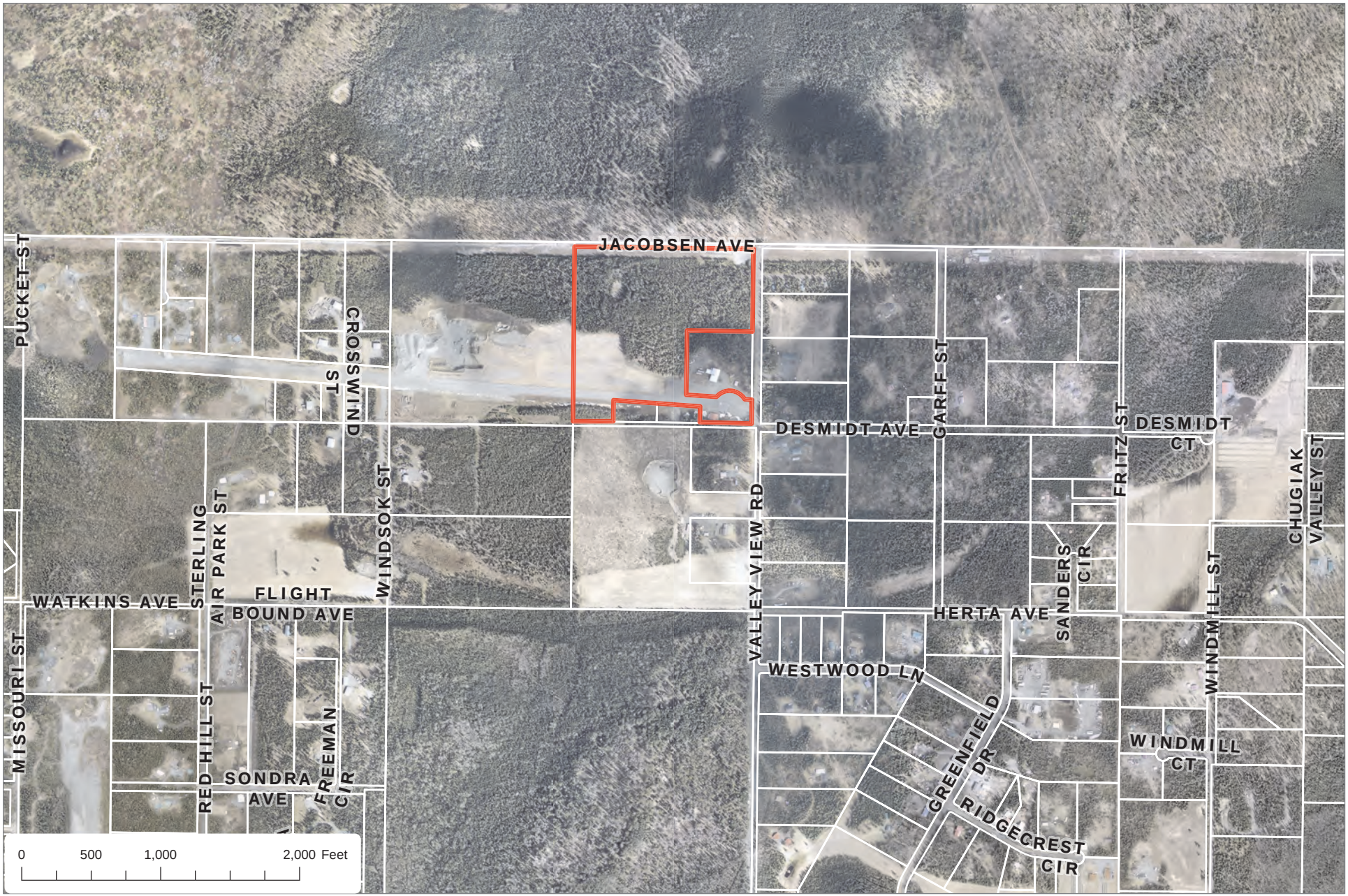
VECTOR SURVEYING LLC
Aaron T. Brown, AK PLS & WA PLS
MS, FAA sUAS Pilot
(907) 519-4553
www.vectorsurveyingllc.com

KENAI PENINSULA BOROUGH

Planning

Aerial Map

KPB File 2026-023
3/1/2026



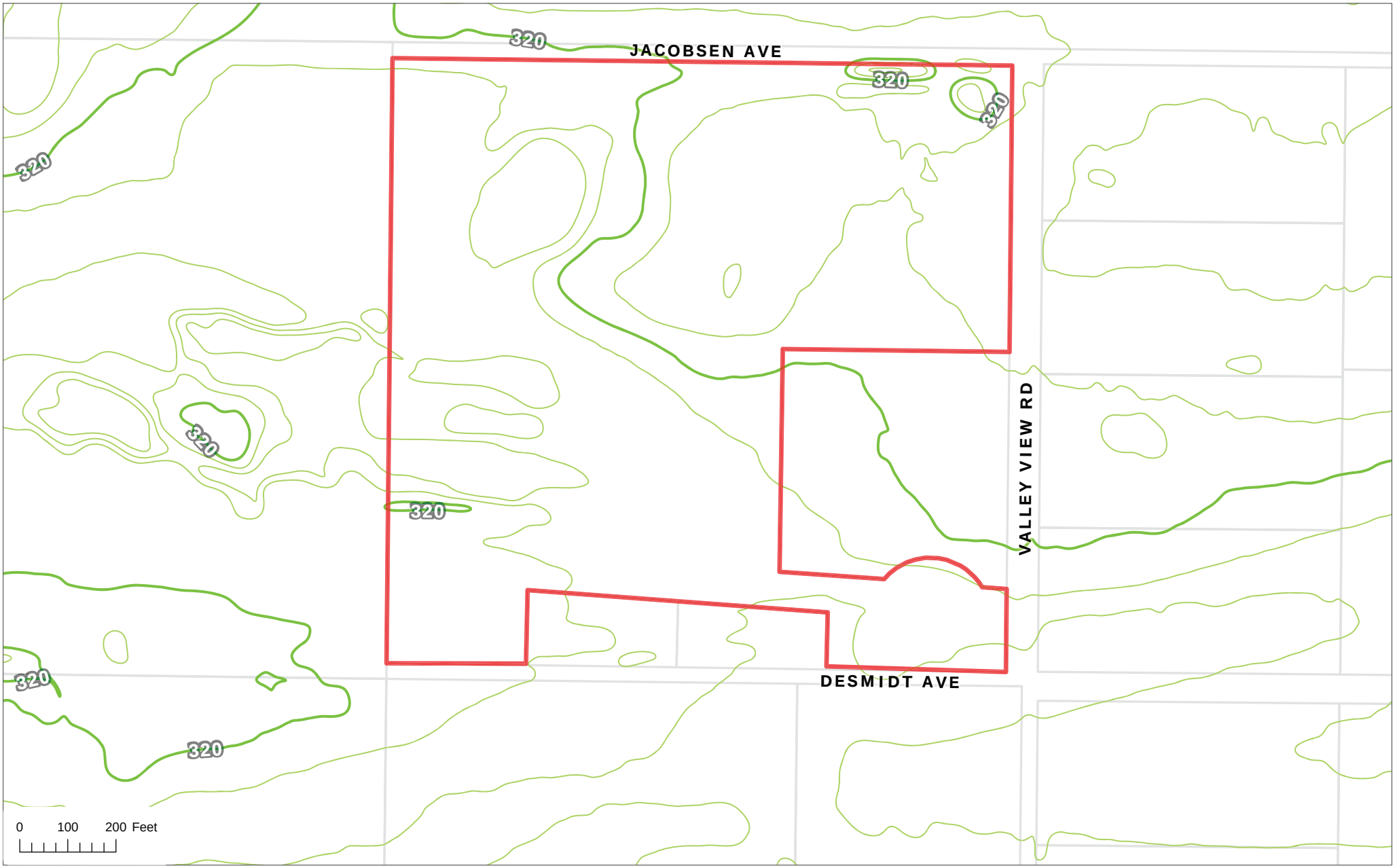
The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.

KENAI PENINSULA BOROUGH

Planning

Aerial with 5-foot Contours

KPB File 2026-023
3/1/2026



The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.

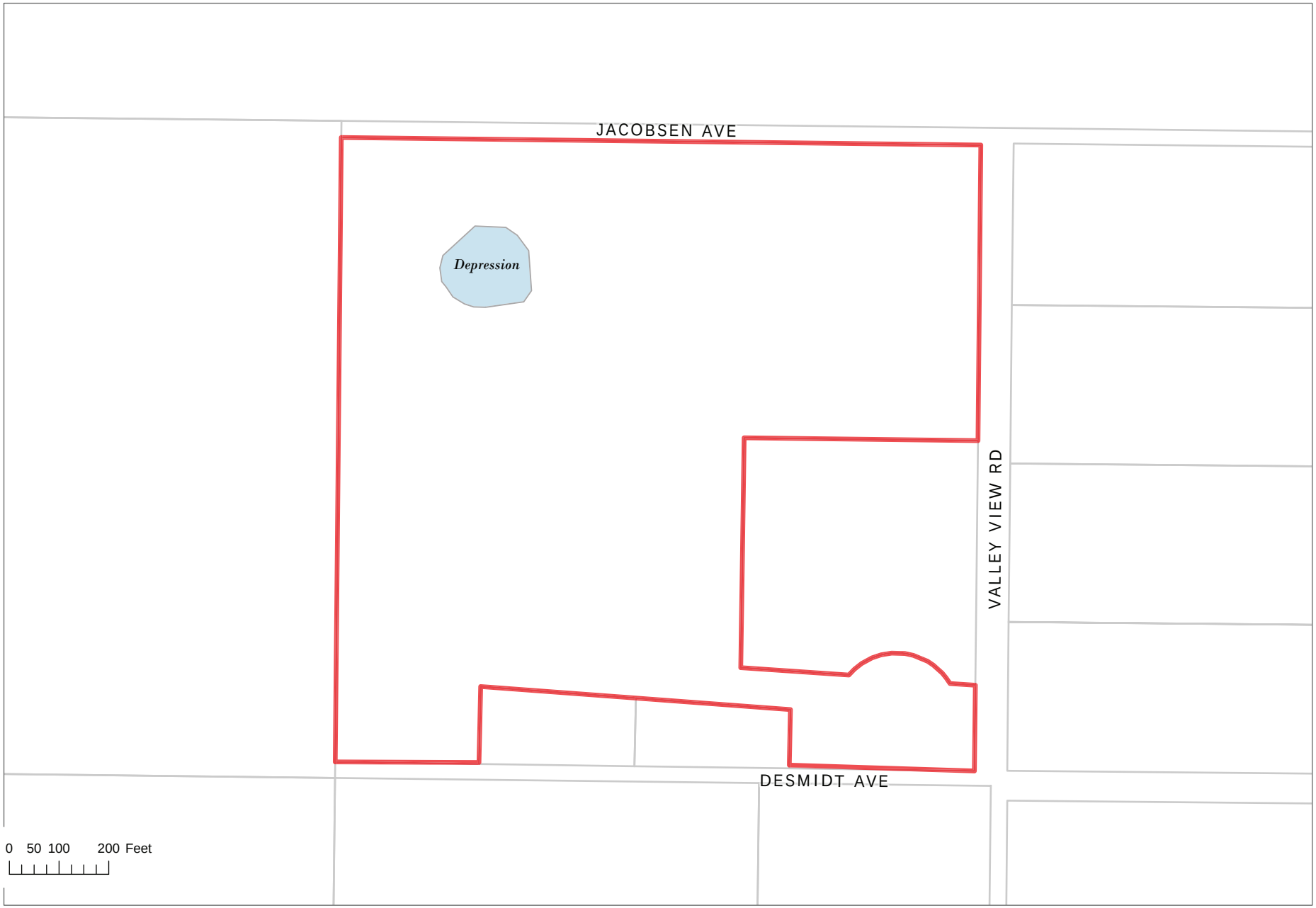
KENAI PENINSULA BOROUGH

Planning

Wetlands

KPB File 2026-023
3/1/2026

N



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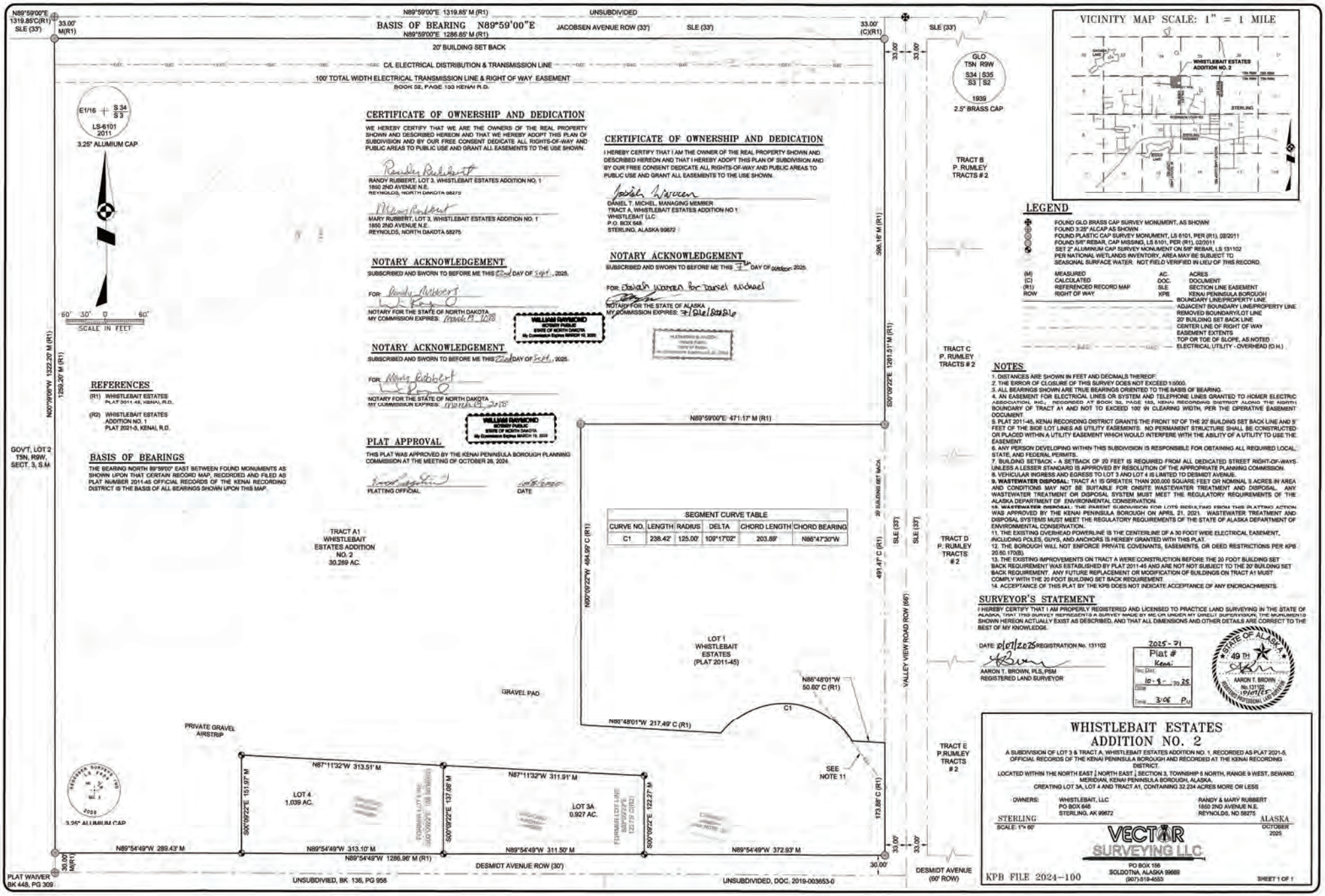

BASIS OF BEARING N89°59'00"E
N89°59'00"E 1319.85' M (R1)
N89°59'00"E 1286.85' M (R1)
UNSUBDIVIDED
JACOBSEN AVENUE ROW (33')
SLE (33')
20' BUILDING SET BACK
C/L ELECTRICAL DISTRIBUTION & TRANSMISSION LINE
100' TOTAL WIDTH ELECTRICAL TRANSMISSION LINE & RIGHT OF WAY EASEMENT
BOOK 52, PAGE 193 KENAI R.D.
E1/16 + S 34 / S 3
LS-6101
2011
3.25" ALUMIUM CAP
60' 30' 0 60'
SCALE IN FEET
CERTIFICATE OF OWNERSHIP AND DEDICATION
WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY OUR FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.
RANDY RUBBERT, LOT 3, WHISTLEBAIT ESTATES ADDITION NO. 1
1850 2ND AVENUE N.E.
REYNOLDS, NORTH DAKOTA 58275
MARY RUBBERT, LOT 3, WHISTLEBAIT ESTATES ADDITION NO. 1
1850 2ND AVENUE N.E.
REYNOLDS, NORTH DAKOTA 58275
NOTARY ACKNOWLEDGEMENT
SUBSCRIBED AND SWORN TO BEFORE ME THIS 2nd DAY OF Sept., 2025.
FOR: Randy Rubbert
NOTARY FOR THE STATE OF NORTH DAKOTA
MY COMMISSION EXPIRES: March 19, 2028
WILLIAM RAYMOND
NOTARY PUBLIC
STATE OF NORTH DAKOTA
My Commission Expires MARCH 19, 2028
NOTARY ACKNOWLEDGEMENT
SUBSCRIBED AND SWORN TO BEFORE ME THIS 2nd DAY OF Sept., 2025.
FOR: Mary Rubbert
NOTARY FOR THE STATE OF NORTH DAKOTA
MY COMMISSION EXPIRES: March 19, 2028
WILLIAM RAYMOND
NOTARY PUBLIC
STATE OF NORTH DAKOTA
My Commission Expires MARCH 19, 2028
REFERENCES
(R1) WHISTLEBAIT ESTATES PLAT 2011-45, KENAI, R.D.
(R2) WHISTLEBAIT ESTATES ADDITION NO. 1 PLAT 2021-5, KENAI, R.D.
BASIS OF BEARINGS
THE BEARING NORTH 89°59'00" EAST BETWEEN FOUND MONUMENTS AS SHOWN UPON THAT CERTAIN RECORD MAP, RECORDED AND FILED AS PLAT NUMBER 2011-45 OFFICIAL RECORDS OF THE KENAI RECORDING DISTRICT IS THE BASIS OF ALL BEARINGS SHOWN UPON THIS MAP.
GOVT. LOT 2 T5N, R9W, SECT. 3, S.M.
N00°09'09"W 1322.20' M (R1)
1259.20' M (R1)
CERTIFICATE OF OWNERSHIP AND DEDICATION
I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY OUR FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.
DANIEL T. MICHEL, MANAGING MEMBER
TRACT A, WHISTLEBAIT ESTATES ADDITION NO 1
WHISTLEBAIT LLC
P.O. BOX 648
STERLING, ALASKA 99672
NOTARY ACKNOWLEDGEMENT
SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th DAY OF October, 2025.
FOR: Elizabeth Warren for Daniel Michael
NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: 7/31/2026
PLAT APPROVAL
THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF OCTOBER 28, 2024.
PLATTING OFFICIAL
DATE
TRACT A1 WHISTLEBAIT ESTATES ADDITION NO. 2 30.289 AC.
SEGMENT CURVE TABLE
CURVE NO. | LENGTH | RADIUS | DELTA | CHORD LENGTH | CHORD BEARING
C1 | 238.42' | 125.00' | 109°17'02" | 203.89' | N86°47'30"W
N89°59'00"E 471.17' M (R1)
N00°09'22"W 464.99' C (R1)
491.47' C (R1)
20' BUILDING SET BACK
SLE (33')
LOT 1 WHISTLEBAIT ESTATES (PLAT 2011-45)
GRAVEL PAD
N86°48'01"W 50.60' C (R1)
N88°48'01"W 217.49' C (R1)
C1
SEE NOTE 11
VALLEY VIEW ROAD ROW (60')
PRIVATE GRAVEL AIRSTRIP
N67°11'32"W 313.51' M
N87°11'32"W 311.91' M
LOT 4 1.039 AC.
LOT 3A 0.927 AC.
FORMER LOT LINE S00°09'22"E 137.08' M
FORMER LOT LINE S00°09'22"E 122.27' M
S00°09'22"E 151.97' M
S00°09'22"E 137.08' M
S00°09'22"E 122.27' M
173.88' C (R1)
3.25" ALUMIUM CAP
N89°54'49"W 289.43' M
N89°54'49"W 313.10' M
N89°54'49"W 311.50' M
N89°54'49"W 372.93' M
N89°54'49"W 1286.96' M (R1)
DESMIDT AVENUE ROW (30')
PLAT WAIVER BK 448, PG 309
UNSUBDIVIDED, BK. 136, PG 958
UNSUBDIVIDED, DOC. 2019-003653-0
DESMIDT AVENUE (60' ROW)
GLO T5N R9W S34 | S35 S3 | S2 1939 2.5" BRASS CAP
TRACT B P. RUMLEY TRACTS # 2
TRACT C P. RUMLEY TRACTS # 2
TRACT D P. RUMLEY TRACTS # 2
TRACT E P. RUMLEY TRACTS # 2
595.16' M (R1)
1261.51' M (R1)
VICINITY MAP SCALE: 1" = 1 MILE
WHISTLEBAIT ESTATES ADDITION NO. 2
STERLING
LEGEND
FOUND GLO BRASS CAP SURVEY MONUMENT, AS SHOWN
FOUND 3.25" ALCAP AS SHOWN
FOUND PLASTIC CAP SURVEY MONUMENT, LS 6101, PER (R1), 02/2011
FOUND 5/8" REBAR, CAP MISSING, LS 6101, PER (R1), 02/2011
SET 2" ALUMINUM CAP SURVEY MONUMENT ON 5/8" REBAR, LS 131102 PER NATIONAL WETLANDS INVENTORY, AREA MAY BE SUBJECT TO SEASONAL SURFACE WATER. NOT FIELD VERIFIED IN LIEU OF THIS RECORD.
(M) MEASURED
(C) CALCULATED
(R1) REFERENCED RECORD MAP
ROW RIGHT OF WAY
AC. ACRES
DOC. DOCUMENT
SLE SECTION LINE EASEMENT
KPB KENAI PENINSULA BOROUGH
BOUNDARY LINE/PROPERTY LINE
ADJACENT BOUNDARY LINE/PROPERTY LINE
REMOVED BOUNDARY/LOT LINE
20' BUILDING SET BACK LINE
CENTER LINE OF RIGHT OF WAY
EASEMENT EXTENTS
TOP OR TOE OF SLOPE, AS NOTED
ELECTRICAL UTILITY - OVERHEAD (O.H.)
NOTES
1. DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.
2. THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:5000.
3. ALL BEARINGS SHOWN ARE TRUE BEARINGS ORIENTED TO THE BASIS OF BEARING.
4. AN EASEMENT FOR ELECTRICAL LINES OR SYSTEM AND TELEPHONE LINES GRANTED TO HOMER ELECTRIC ASSOCIATION, INC., RECORDED AT BOOK 52, PAGE 193, KENAI RECORDING DISTRICT ALONG THE NORTH BOUNDARY OF TRACT A1 AND NOT TO EXCEED 100' IN CLEARING WIDTH, PER THE OPERATIVE EASEMENT DOCUMENT.
5. PLAT 2011-45, KENAI RECORDING DISTRICT GRANTS THE FRONT 10' OF THE 20' BUILDING SET BACK LINE AND 5' FEET OF THE SIDE LOT LINES AS UTILITY EASEMENTS. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
6. ANY PERSON DEVELOPING WITHIN THIS SUBDIVISION IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS.
7. BUILDING SETBACK - A SETBACK OF 20 FEET IS REQUIRED FROM ALL DEDICATED STREET RIGHT-OF-WAYS UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
8. VEHICULAR INGRESS AND EGRESS TO LOT 3 AND LOT 4 IS LIMITED TO DESMIDT AVENUE.
9. WASTEWATER DISPOSAL: TRACT A1 IS GREATER THAN 200,000 SQUARE FEET OR NOMINAL 5 ACRES IN AREA AND CONDITIONS MAY NOT BE SUITABLE FOR ONSITE WASTEWATER TREATMENT AND DISPOSAL. ANY WASTEWATER TREATMENT OR DISPOSAL SYSTEM MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.
10. WASTEWATER DISPOSAL: THE PARENT SUBDIVISION FOR LOTS RESULTING FROM THIS PLATTING ACTION WAS APPROVED BY THE KENAI PENINSULA BOROUGH ON APRIL 21, 2021. WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST MEET THE REGULATORY REQUIREMENTS OF THE STATE OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.
11. THE EXISTING OVERHEAD POWERLINE IS THE CENTERLINE OF A 30 FOOT WIDE ELECTRICAL EASEMENT, INCLUDING POLES, GUYS, AND ANCHORS IS HEREBY GRANTED WITH THIS PLAT.
12. THE BOROUGH WILL NOT ENFORCE PRIVATE COVENANTS, EASEMENTS, OR DEED RESTRICTIONS PER KPB 20.60.170(B).
13. THE EXISTING IMPROVEMENTS ON TRACT A WERE CONSTRUCTION BEFORE THE 20 FOOT BUILDING SET BACK REQUIREMENT WAS ESTABLISHED BY PLAT 2011-45 AND ARE NOT NOT SUBJECT TO THE 20' BUILDING SET BACK REQUIREMENT. ANY FUTURE REPLACEMENT OR MODIFICATION OF BUILDINGS ON TRACT A1 MUST COMPLY WITH THE 20 FOOT BUILDING SET BACK REQUIREMENT.
14. ACCEPTANCE OF THIS PLAT BY THE KPB DOES NOT INDICATE ACCEPTANCE OF ANY ENCROACHMENTS.
SURVEYOR'S STATEMENT
I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, THAT THIS SURVEY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT TO THE BEST OF MY KNOWLEDGE.
DATE: 10/7/2025 REGISTRATION No. 131102
AARON T. BROWN, PLS, PSM
REGISTERED LAND SURVEYOR
2025 - 71
Plat # Kena
Rec. Dist. 10 - 8 - 2025
Time 3:06 PM
STATE OF ALASKA 49TH
AARON T. BROWN No. 131102 10/07/25 REGISTERED PROFESSIONAL LAND SURVEYOR
WHISTLEBAIT ESTATES ADDITION NO. 2
A SUBDIVISION OF LOT 3 & TRACT A, WHISTLEBAIT ESTATES ADDITION NO. 1, RECORDED AS PLAT 2021-5, OFFICIAL RECORDS OF THE KENAI PENINSULA BOROUGH AND RECORDED AT THE KENAI RECORDING DISTRICT.
LOCATED WITHIN THE NORTH EAST [NORTH EAST] SECTION 3, TOWNSHIP 5 NORTH, RANGE 9 WEST, SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, ALASKA.
CREATING LOT 3A, LOT 4 AND TRACT A1, CONTAINING 32.224 ACRES MORE OR LESS
OWNERS: WHISTLEBAIT, LLC PO BOX 648 STERLING, AK 99672
RANDY & MARY RUBBERT 1850 2ND AVENUE N.E. REYNOLDS, ND 58275
STERLING ALASKA
SCALE: 1"= 60' OCTOBER 2025
VECTOR SURVEYING LLC
PO BOX 156 SOLDOTNA, ALASKA 99669 (907)-519-6553
KPB FILE 2024-100
SHEET 1 OF 1

Kenai Recording District PL 2025-71

KENAI PENINSULA
Borough

Finance Department

144 North Binkley Street, Soldotna, AK 99669 | (P) 907-714-2170 | www.kpb.us

CERTIFICATE OF TAX DEPARTMENT

I, Nolan Scarlett, Property Tax and Collections Manager for the Kenai Peninsula Borough, do hereby certify that all real property taxes levied by the Kenai Peninsula Borough through December 31, 2024 have been paid for the area(s) described as:

Subdivision: Whistlebait Estates Addition No. 2

Parcel # 06304377

T 05N R 09W SEC 03 Seward Meridian KN 2021005 WHISTLEBAIT ESTATES ADDN NO 1 TRACT A

Parcel # 06304378

T 05N R 09W SEC 03 Seward Meridian KN 2021005 WHISTLEBAIT ESTATES ADDN NO 1 LOT 3

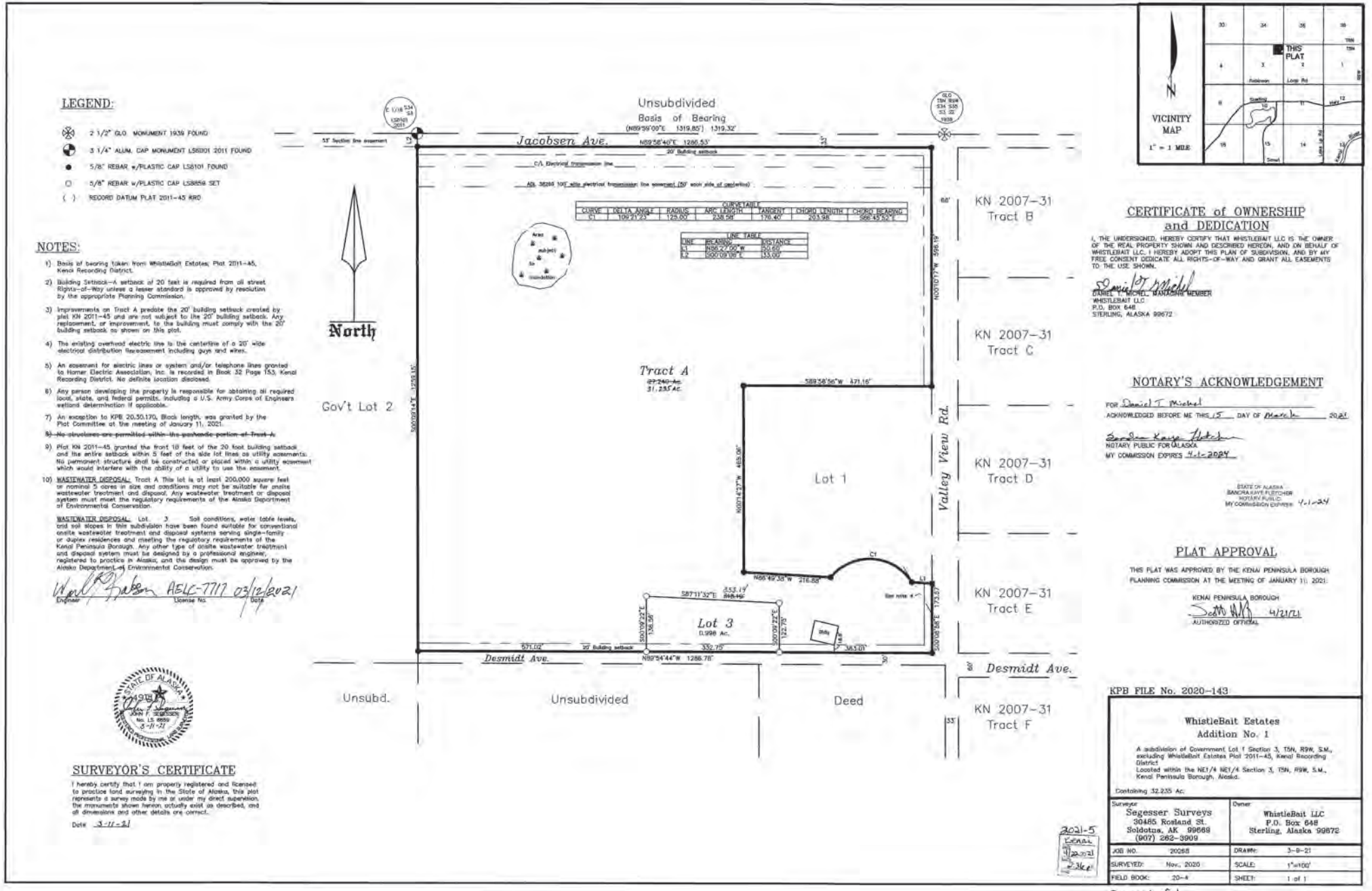
Effective January 1, 2025, estimated taxes of $7312.88 were paid on the above property(s). However, if the estimated taxes are less than the actual amounts levied on July 1, 2025, the difference is a lien against the property(s) until paid.

Witness my hand and seal this 5th day of May, 2025.

Nolan Scarlett

Nolan Scarlett

Property Tax and Collections Manager



SURVEYOR'S CERTIFICATE

I hereby certify that I am properly registered and licensed to practice land surveying in the State of Alaska, this plat represents a survey made by me or under my direct supervision, the monuments shown hereon actually exist as described, and all dimensions and other details are correct.

Date 3-11-21

CERTIFICATE of OWNERSHIP and DEDICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT WHISTLEBAIT LLC IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, AND ON BEHALF OF WHISTLEBAIT LLC, I HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND BY MY FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND GRANT ALL EASEMENTS TO THE USE SHOWN.

DANIEL T. MICHEL, MANAGING MEMBER
WHISTLEBAIT LLC
P.O. BOX 648
STERLING, ALASKA 99672

NOTARY'S ACKNOWLEDGEMENT

FOR Daniel T Michel
ACKNOWLEDGED BEFORE ME THIS 15 DAY OF March 2021
NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES 4-1-2024

STATE OF ALASKA
SANDRA KAYE FLETCHER
NOTARY PUBLIC
MY COMMISSION EXPIRES 4-1-24

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF JANUARY 11, 2021.

KENAI PENINSULA BOROUGH
AUTHORIZED OFFICIAL 4/21/21

KPB FILE No. 2020-143

WhistleBait Estates Addition No. 1

A subdivision of Government Lot 1 Section 3, T5N, R9W, S.M., excluding WhistleBait Estates Plat 2011-45, Kenai Recording District
Located within the NE1/4 NE1/4 Section 3, T5N, R9W, S.M., Kenai Peninsula Borough, Alaska.

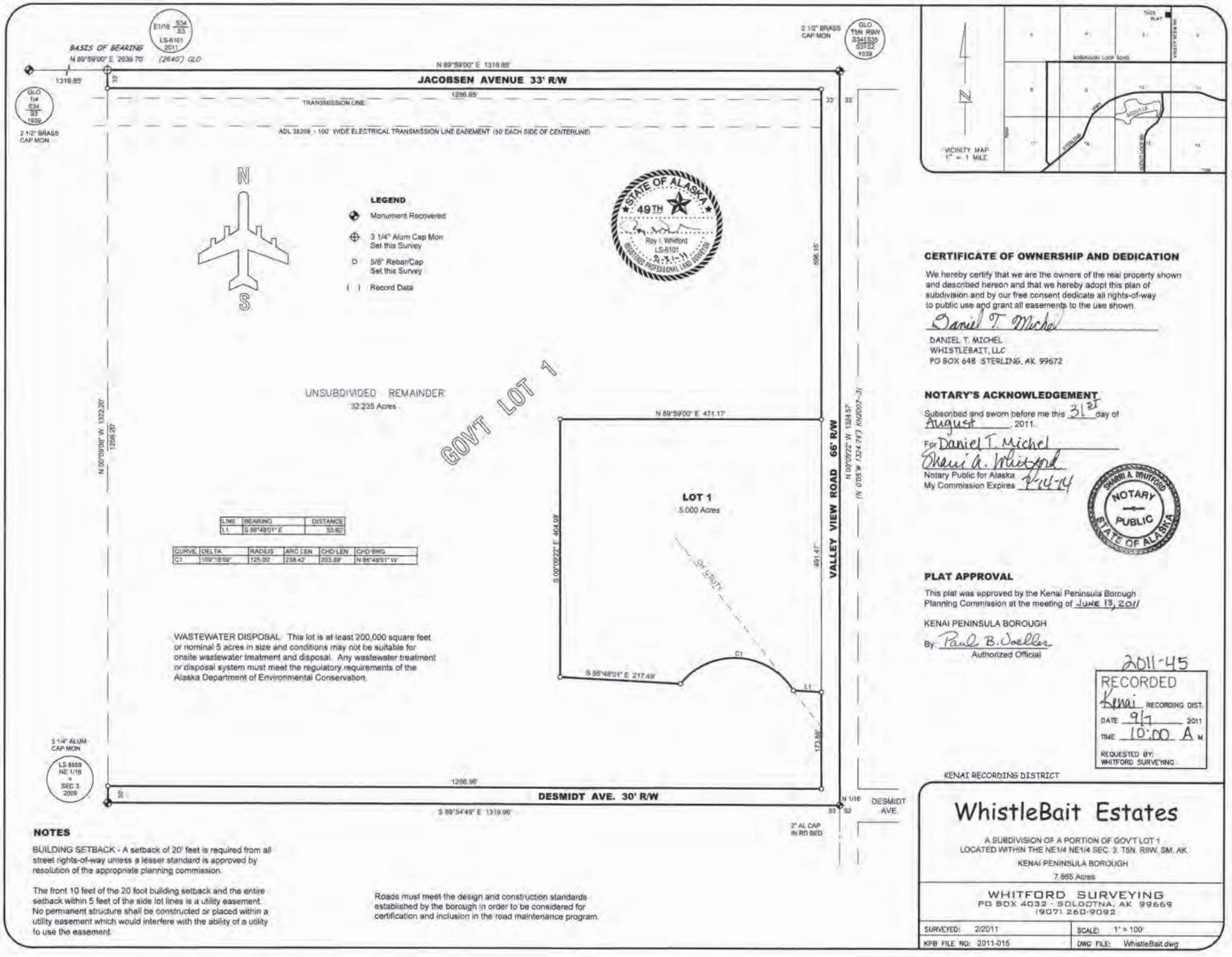
Containing 32.235 Ac.

Surveyor	Owner
Segesser Surveys 30485 Rosland St. Soldotna, AK 99669 (907) 262-3909	WhistleBait LLC P.O. Box 648 Sterling, Alaska 99672

JOB NO.	20258	DRAWN:	3-9-21
SURVEYED:	Nov., 2020	SCALE:	1"=100'
FIELD BOOK:	20-4	SHEET:	1 of 1

2021-5
KENAI
4-22-2021
32.24 Ac.

Page 1 of 1



NOTES

BUILDING SETBACK - A setback of 20' feet is required from all street rights-of-way unless a lesser standard is approved by resolution of the appropriate planning commission.

The front 10 feet of the 20 foot building setback and the entire setback within 5 feet of the side lot lines is a utility easement. No permanent structure shall be constructed or placed within a utility easement which would interfere with the ability of a utility to use the easement.

Roads must meet the design and construction standards established by the borough in order to be considered for certification and inclusion in the road maintenance program.

CERTIFICATE OF OWNERSHIP AND DEDICATION

We hereby certify that we are the owners of the real property shown and described hereon and that we hereby adopt this plan of subdivision and by our free consent dedicate all rights-of-way to public use and grant all easements to the use shown.

Daniel T. Michel

DANIEL T. MICHEL
WHISTLEBAIT, LLC
PO BOX 648 STERLING, AK 99672

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn before me this 31st day of August, 2011.

For Daniel T. Michel

Shanni A. Whitford

Notary Public for Alaska
My Commission Expires 2-14-14

SHANNI A. WHITFORD NOTARY PUBLIC STATE OF ALASKA

PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of June 13, 2011

KENAI PENINSULA BOROUGH

By: Paul B. Voeller
Authorized Official

2011-45
RECORDED
Kenai RECORDING DIST.
DATE 9/1 2011
TIME 10:00 A M
REQUESTED BY: WHITFORD SURVEYING

KENAI RECORDING DISTRICT

WhistleBait Estates

A SUBDIVISION OF A PORTION OF GOV'T LOT 1
LOCATED WITHIN THE NE1/4 NE1/4 SEC. 3, T5N, R9W, SM, AK.
KENAI PENINSULA BOROUGH
7.865 Acres

WHITFORD SURVEYING
PO BOX 4032 - SOLDOTNA, AK 99669
(907) 260-9092

SURVEYED: 2/2011	SCALE: 1" = 100'
KPB FILE NO: 2011-015	DWG FILE: WhistleBait.dwg

KENAI PENINSULA Borough

Planning Department

144 North Binkley Street, Soldotna, AK 99669 | (P) 907-714-2200 | (F) 907-714-2378 | www.kpb.us

KENAI PENINSULA BOROUGH PLANNING COMMISSION
NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 3/10/2026 proposing to subdivide or replat property. You are being sent this notice because you are within 300 feet of the proposed subdivision, or a beneficial interest holder, and are invited to comment. *If you are an owner adjacent to a half right-of-way being dedicated, please be aware that you may be required to match the dedication if your property is subdivided in the future.*

Proposed plat under consideration is described as follows:

Request / Affected Property: This subdivision would subdivide one parcel into four parcels.

KPB File No. 2026-023

Petitioner(s) / Land Owner(s): Whistlebait LLC of Sterling, AK

The location of the proposed plat is provided on the attached map. A preliminary plat showing the proposed subdivision may be viewed at the Planning Department. Subdivision reviews are conducted in accordance with KPB Subdivision Ordinance. A copy of the Ordinance is available from the Planning Department. ***Comments should be guided by the requirements of that Ordinance***.

Public hearing will be held by the Kenai Peninsula Borough Plat Committee or Planning Commission on **Monday, April 13, 2026**, commencing at **6:30 pm**, or as soon thereafter as business permits. The meeting is being held in person at the Betty J. Glick Assembly Chambers of the Kenai Peninsula Borough George A. Navarre Administration Building, 144 N. Binkley Street, Soldotna, Alaska. This meeting will also be held via Zoom, or other audio or video conferencing means whenever technically feasible.

To attend the meeting using Zoom from a computer visit **https://us06web.zoom.us/j/9077142200**. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the meeting may be found at https://www.kpb.us/local-governance-and-permitting/leadership-governance/planning-commission/planning-public-notices.

Anyone wishing to testify may attend the meeting in person or through Zoom. Written testimony may be submitted by email to planning@kpb.us, or mailed to the attention of Beverly Carpenter, Kenai Peninsula Borough Planning Department, 144 N. Binkley Street, Soldotna, Alaska 99669. [Written comments may also be sent by Fax to 907-714-2378]. All written comments or documents must be submitted by **1:00 PM, Friday, April 10, 2026.** The deadline to submit written comments or documents does not impact the ability to provide verbal testimony at the public hearing.

Additional information such as staff reports and comments are available online. This information is available the Monday prior to the meeting and found at https://kpb.legistar.com/Calendar.aspx. Use the search options to find the correct timeframe and committee.

For additional information contact Sandee Simons (ssimons@kpb.us) or Beverly Carpenter (BCarpenter@kpb.us), Planning Department, 714-2200 (1-800-478-4441 toll free within Kenai Peninsula Borough).

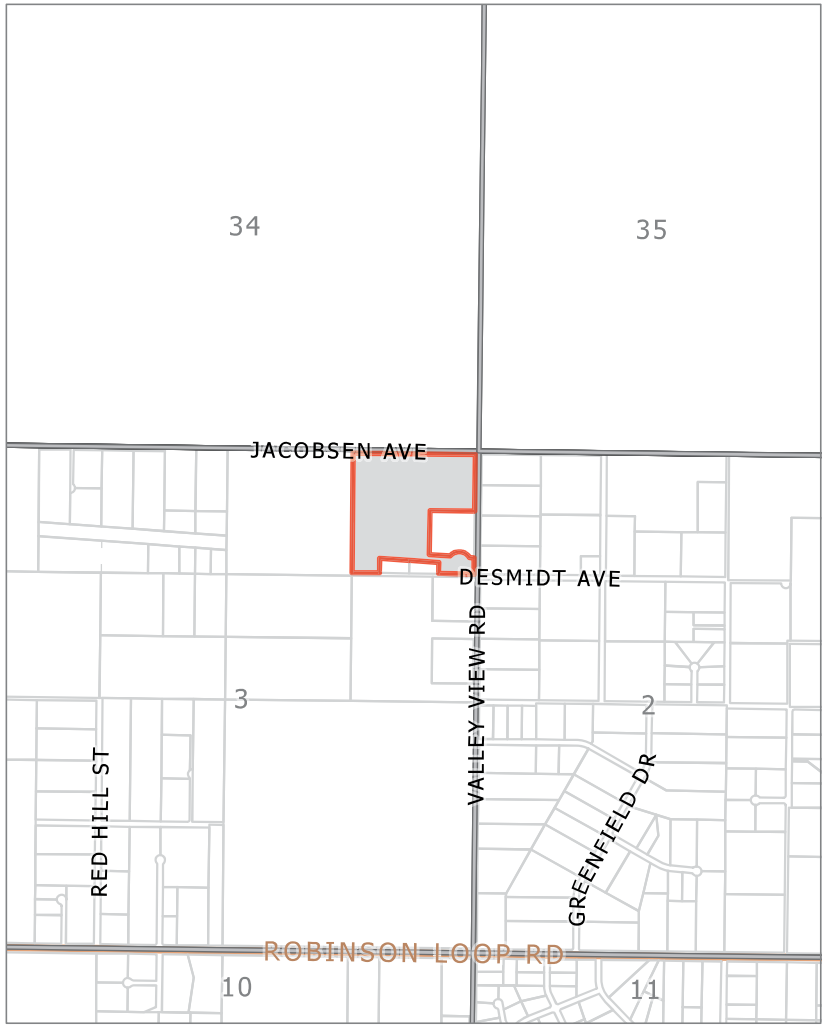
Mailed 3/23/2026

KENAI PENINSULA BOROUGH

Planning

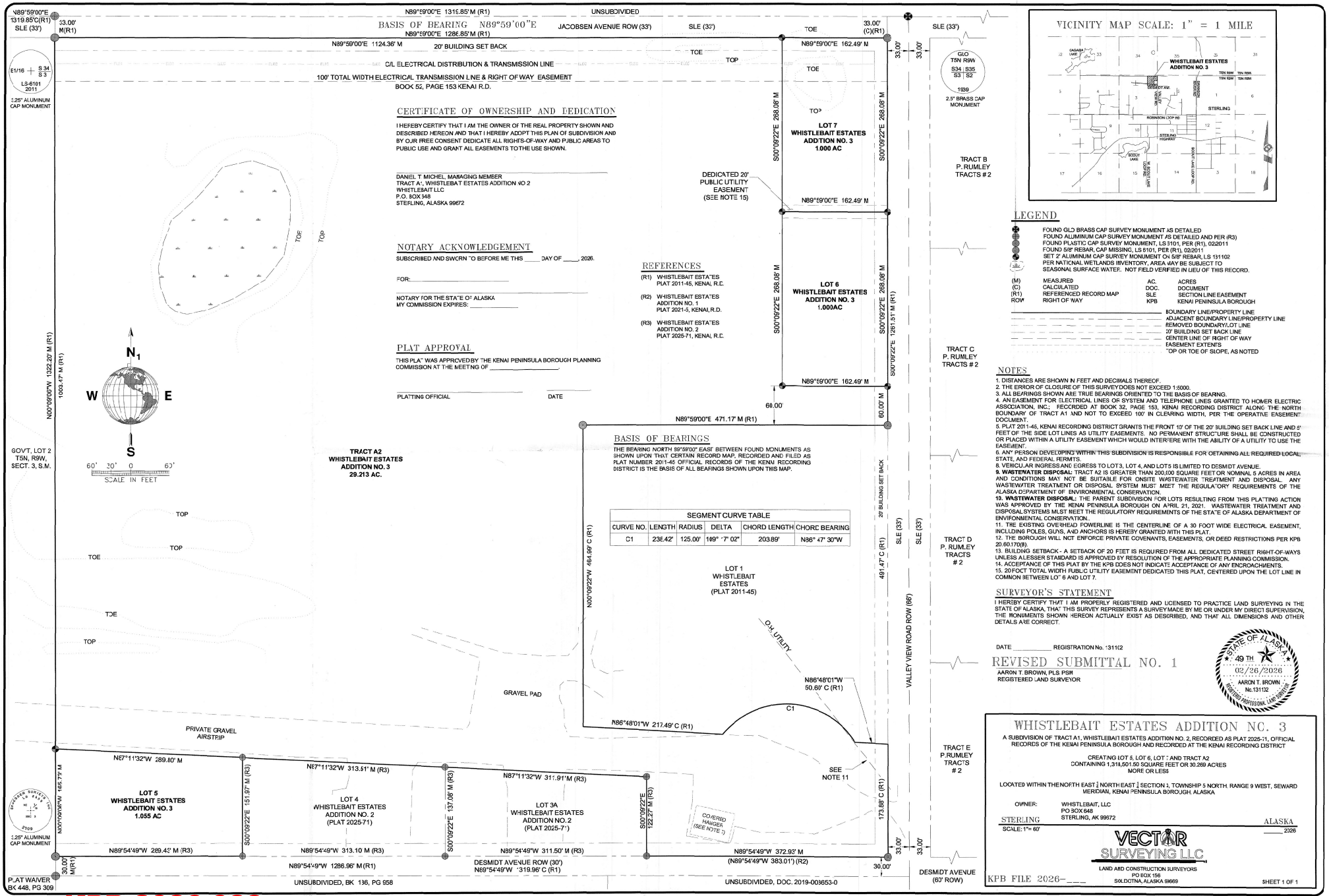
Vicinity Map

3/1/2026



KPB File 2026-023
T05N R09W SEC03
Sterling

The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.


N89°59'00"E 1319.85'(R1)
SLE (33')
33.00' M(R1)
BASIS OF BEARING N89°59'00"E
N89°59'00"E 1316.85' M (R1)
N89°59'00"E 1286.85' M (R1)
UNSUBDIVIDED
JACOBSEN AVENUE ROW (33')
SLE (33')
TOE
33.00' (C)(R1)
N89°59'00"E 1124.36' M
20' BUILDING SET BACK
C/L ELECTRICAL DISTRIBUTION & TRANSMISSION LINE
100' TOTAL WIDTH ELECTRICAL TRANSMISSION LINE & RIGHT OF WAY EASEMENT
BOOK 52, PAGE 153 KENAI R.D.
N89°59'00"E 162.49' M
TOP
S00°09'22"E 268.08' M
LOT 7
WHISTLEBAIT ESTATES
ADDITION NO. 3
1.000 AC
DEDICATED 20' PUBLIC UTILITY EASEMENT (SEE NOTE 15)
LOT 6
WHISTLEBAIT ESTATES
ADDITION NO. 3
1.000AC
S00°09'22"E 1261.51' M (R1)
N89°59'00"E 471.17' M (R1)
60.00'
60.00' M
33.00'
SLE (33')
GLO T5N R9W S34 S35 S3 S2 1939
2.5" BRASS CAP MONUMENT
TRACT B P. RUMLEY TRACTS # 2
TRACT C P. RUMLEY TRACTS # 2
TRACT D P. RUMLEY TRACTS # 2
TRACT E P.RUMLEY TRACTS # 2
E1/16 S 34 S 3
LS-6101 2011
3.25" ALUMINUM CAP MONUMENT
CERTIFICATE OF OWNERSHIP AND DEDICATION
I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY OUR FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.
DANIEL T MICHEL, MANAGING MEMBER
TRACT A1, WHISTLEBAIT ESTATES ADDITION NO 2
WHISTLEBAIT LLC
P.O. BOX 348
STERLING, ALASKA 99672
NOTARY ACKNOWLEDGEMENT
SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF ____, 2026.
FOR:
NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES:
PLAT APPROVAL
THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF
PLATTING OFFICIAL
DATE
REFERENCES
(R1) WHISTLEBAIT ESTATES PLAT 2011-45, KENAI, R.E.
(R2) WHISTLEBAIT ESTATES ADDITION NO. 1 PLAT 2021-5, KENAI, R.D.
(R3) WHISTLEBAIT ESTATES ADDITION NO. 2 PLAT 2025-71, KENAI, R.E.
BASIS OF BEARINGS
THE BEARING NORTH 89°59'00" EAST BETWEEN FOUND MONUMENTS AS SHOWN UPON THAT CERTAIN RECORD MAP, RECORDED AND FILED AS PLAT NUMBER 2011-45 OFFICIAL RECORDS OF THE KENAI RECORDING DISTRICT IS THE BASIS OF ALL BEARINGS SHOWN UPON THIS MAP.
N00°09'06"W 1322.20' M (R1)
1003.47' M (R1)
N
W
E
S
60' 30' 0 60'
SCALE IN FEET
GOVT. LOT 2 T5N, R9W, SECT. 3, S.M.
TRACT A2 WHISTLEBAIT ESTATES ADDITION NO. 3 29.213 AC.
SEGMENT CURVE TABLE
CURVE NO. | LENGTH | RADIUS | DELTA | CHORD LENGTH | CHORC BEARING
C1 | 235.42' | 125.00' | 169° 7' 02" | 203.89' | N36° 47' 30"W
N00°09'22"W 464.99' C (R1)
491.47' C (R1)
20' BUILDING SET BACK
SLE (33')
LOT 1 WHISTLEBAIT ESTATES (PLAT 2011-45)
O.H. UTILITY
N86°48'01"W 50.69' C (R1)
N86°48'01"W 217.49' C (R1)
C1
VALLEY VIEW ROAD ROW (66')
SEE NOTE 11
GRAVEL PAD
PRIVATE GRAVEL AIRSTRIP
TOP
TOE
N87°11'32"W 289.80' M
N87°11'32"W 313.51' M (R3)
N87°11'32"W 311.91' M (R3)
LOT 5 WHISTLEBAIT ESTATES ADDITION NO. 3 1.055 AC
LOT 4 WHISTLEBAIT ESTATES ADDITION NO. 2 (PLAT 2025-71)
LOT 3A WHISTLEBAIT ESTATES ADDITION NO.2 (PLAT 2025-7')
COVERED HANGER (SEE NOTE 7)
N00°09'06"W 165.79' M
S00°09'22"E 151.97' M (R3)
S00°09'22"E 137.08' M (R3)
S00°09'22"E 122.27' M (R3)
173.88' C (R1)
N89°54'49"W 289.43' M (R3)
N89°54'49"W 313.10 M (R3)
N89°54'49"W 311.50' M (R3)
N89°54'49"W 372.93' M (N89°54'49"W 383.01') (R2)
30.00' M(R1)
N89°54'49"W 1286.96' M (R1)
N89°54'49"W 1319.96' C (R1)
DESMIDT AVENUE ROW (30')
DESMIDT AVENUE (60' ROW)
3.25" ALUMINUM CAP MONUMENT
PLAT WAIVER BK 448, PG 309
UNSUBDIVIDED, BK 136, PG 958
UNSUBDIVIDED, DOC. 2019-003653-0
VICINITY MAP SCALE: 1" = 1 MILE
WHISTLEBAIT ESTATES ADDITION NO. 3
STERLING
ROBINSON LOOP RD
STERLING HIGHWAY
LEGEND
FOUND GLO BRASS CAP SURVEY MONUMENT AS DETAILED
FOUND ALUMINUM CAP SURVEY MONUMENT AS DETAILED AND PER (R3)
FOUND PLASTIC CAP SURVEY MONUMENT, LS 5101, PER (R1), 02/2011
FOUND 5/8" REBAR, CAP MISSING, LS 5101, PER (R1), 02/2011
SET 2" ALUMINUM CAP SURVEY MONUMENT ON 5/8" REBAR, LS 131102
PER NATIONAL WETLANDS INVENTORY, AREA MAY BE SUBJECT TO SEASONAL SURFACE WATER. NOT FIELD VERIFIED IN LIEU OF THIS RECORD.
(M) MEASURED
(C) CALCULATED
(R1) REFERENCED RECORD MAP
ROW RIGHT OF WAY
AC. ACRES
DOC. DOCUMENT
SLE SECTION LINE EASEMENT
KPB KENAI PENINSULA BOROUGH
BOUNDARY LINE/PROPERTY LINE
ADJACENT BOUNDARY LINE/PROPERTY LINE
REMOVED BOUNDARY/LOT LINE
20' BUILDING SET BACK LINE
CENTER LINE OF RIGHT OF WAY
EASEMENT EXTENTS
TOP OR TOE OF SLOPE, AS NOTED
NOTES
1. DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.
2. THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:5000.
3. ALL BEARINGS SHOWN ARE TRUE BEARINGS ORIENTED TO THE BASIS OF BEARING.
4. AN EASEMENT FOR ELECTRICAL LINES OR SYSTEM AND TELEPHONE LINES GRANTED TO HOMER ELECTRIC ASSOCIATION, INC., RECORDED AT BOOK 32, PAGE 153, KENAI RECORDING DISTRICT ALONG THE NORTH BOUNDARY OF TRACT A1 AND NOT TO EXCEED 100' IN CLEARING WIDTH, PER THE OPERATIVE EASEMENT DOCUMENT.
5. PLAT 2011-45, KENAI RECORDING DISTRICT GRANTS THE FRONT 10' OF THE 20' BUILDING SET BACK LINE AND 5' FEET OF THE SIDE LOT LINES AS UTILITY EASEMENTS. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
6. ANY PERSON DEVELOPING WITHIN THIS SUBDIVISION IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS.
8. VEHICULAR INGRESS AND EGRESS TO LOT 3, LOT 4, AND LOT 5 IS LIMITED TO DESMIDT AVENUE.
9. WASTEWATER DISPOSAL: TRACT A2 IS GREATER THAN 200,000 SQUARE FEET OR NOMINAL 5 ACRES IN AREA AND CONDITIONS MAY NOT BE SUITABLE FOR ONSITE WASTEWATER TREATMENT AND DISPOSAL. ANY WASTEWATER TREATMENT OR DISPOSAL SYSTEM MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.
10. WASTEWATER DISPOSAL: THE PARENT SUBDIVISION FOR LOTS RESULTING FROM THIS PLATTING ACTION WAS APPROVED BY THE KENAI PENINSULA BOROUGH ON APRIL 21, 2021. WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST MEET THE REGULATORY REQUIREMENTS OF THE STATE OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.
11. THE EXISTING OVERHEAD POWERLINE IS THE CENTERLINE OF A 30 FOOT WIDE ELECTRICAL EASEMENT, INCLUDING POLES, GUYS, AND ANCHORS IS HEREBY GRANTED WITH THIS PLAT.
12. THE BOROUGH WILL NOT ENFORCE PRIVATE COVENANTS, EASEMENTS, OR DEED RESTRICTIONS PER KPB 20.60.170(B).
13. BUILDING SETBACK - A SETBACK OF 20 FEET IS REQUIRED FROM ALL DEDICATED STREET RIGHT-OF-WAYS UNLESS ALESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
14. ACCEPTANCE OF THIS PLAT BY THE KPB DOES NOT INDICATE ACCEPTANCE OF ANY ENCROACHMENTS.
15. 20 FOOT TOTAL WIDTH PUBLIC UTILITY EASEMENT DEDICATED THIS PLAT, CENTERED UPON THE LOT LINE IN COMMON BETWEEN LOT 6 AND LOT 7.
SURVEYOR'S STATEMENT
I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, THAT THIS SURVEY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.
DATE _____ REGISTRATION No. 131102
REVISED SUBMITTAL NO. 1
AARON T. BROWN, PLS PSM
REGISTERED LAND SURVEYOR
STATE OF ALASKA 49TH 02/26/2026 AARON T. BROWN No.131102 REGISTERED PROFESSIONAL LAND SURVEYOR
WHISTLEBAIT ESTATES ADDITION NO. 3
A SUBDIVISION OF TRACT A1, WHISTLEBAIT ESTATES ADDITION NO. 2, RECORDED AS PLAT 2025-71, OFFICIAL RECORDS OF THE KENAI PENINSULA BOROUGH AND RECORDED AT THE KENAI RECORDING DISTRICT
CREATING LOT 5, LOT 6, LOT 7 AND TRACT A2
CONTAINING 1,318,501.50 SQUARE FEET OR 30.269 ACRES MORE OR LESS
LOCATED WITHIN THE NORTH EAST ¼ NORTH EAST ¼ SECTION 3, TOWNSHIP 5 NORTH, RANGE 9 WEST, SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, ALASKA
OWNER: WHISTLEBAIT, LLC
PO BOX 648
STERLING, AK 99672
STERLING ALASKA
SCALE: 1"= 60' _____ 2026
VECTOR SURVEYING LLC
LAND AND CONSTRUCTION SURVEYORS
PO BOX 156
SOLDOTNA, ALASKA 99669
KPB FILE 2026-____
SHEET 1 OF 1

KPB 2026-023

E. NEW BUSINESS

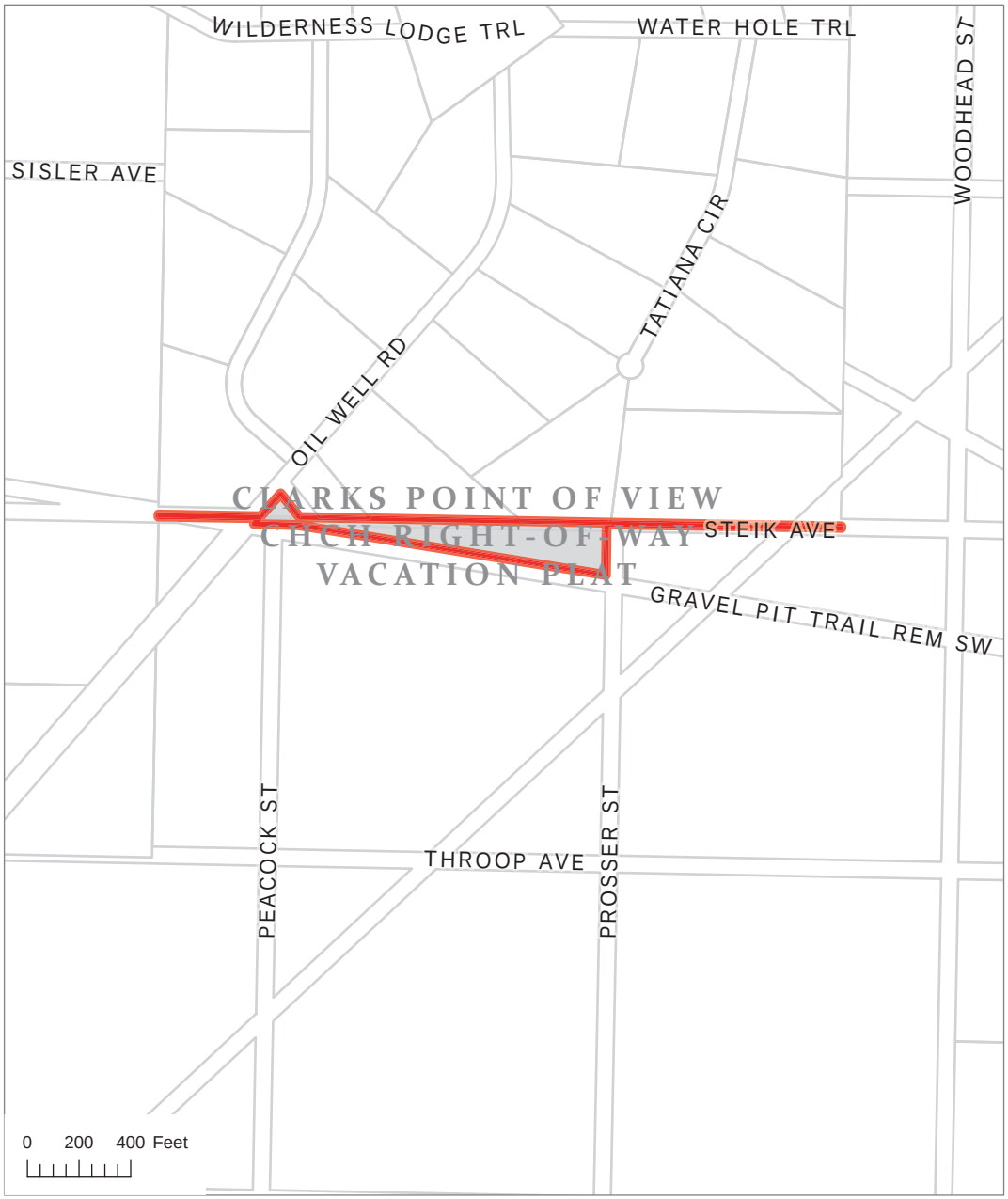
5. Clark's Point of View CHCH ROW Vacation Plat; KPB File 2023-061
Peninsula Surveying / Caribou Hills Cabin Hoppers
Location: Oil Well Road, Steik Avenue & Prosser Street
Ninilchik Area

KENAI PENINSULA BOROUGH

Planning

Vicinity Map

3/8/2026



KPB File 2023-061
T01S R12W SEC35 & T02S R12W SEC02
Ninilchik

The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.

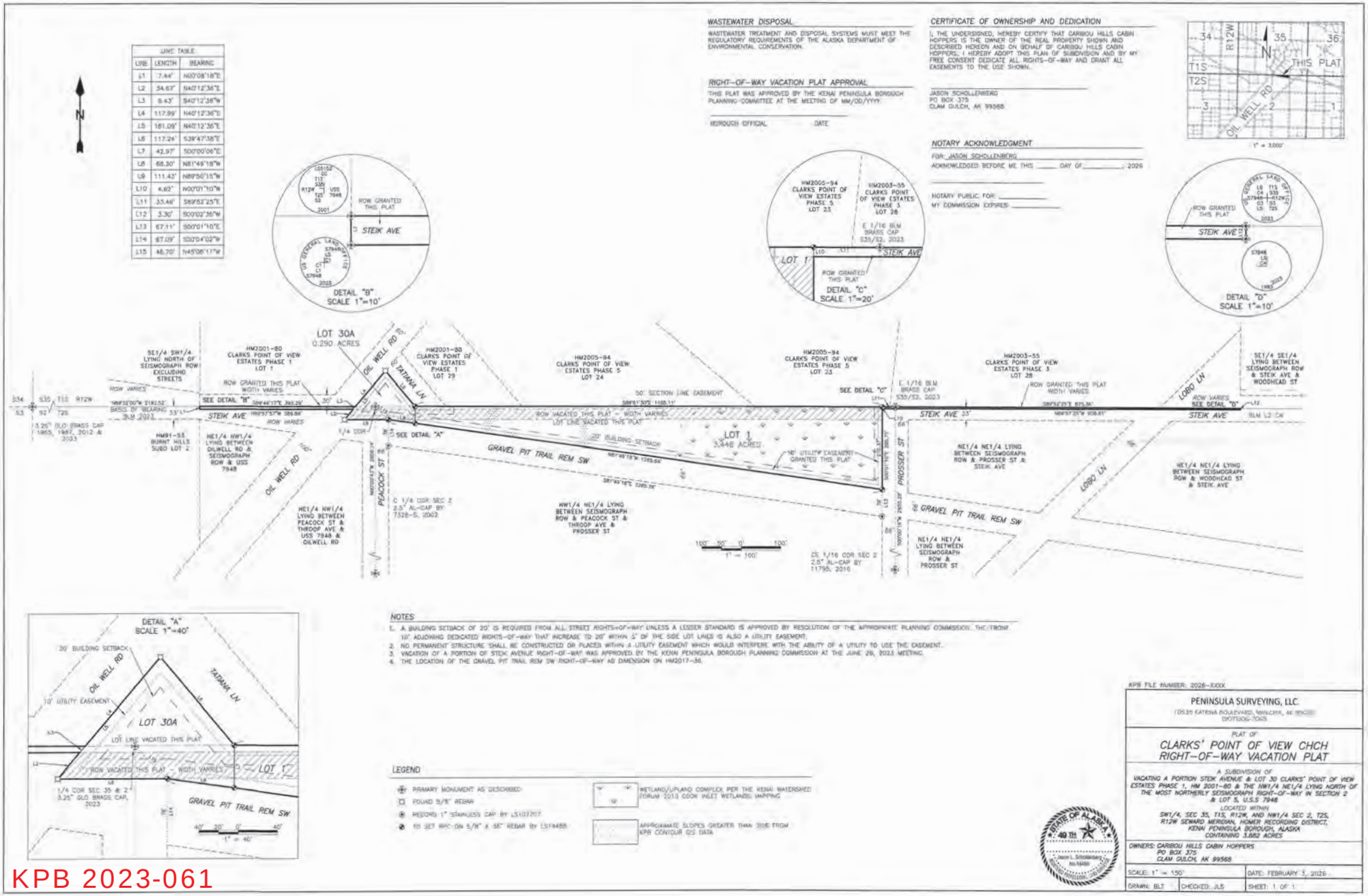
KENAI PENINSULA BOROUGH

Planning

Aerial Map

KPB File 2023-061
3/8/2026

The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.


LINE TABLE
LINE | LENGTH | BEARING
L1 | 7.44' | N00°08'18"E
L2 | 34.63' | N40°12'36"E
L3 | 8.43' | S40°12'36"W
L4 | 117.99' | N40°12'36"E
L5 | 161.09' | N40°12'36"E
L6 | 117.24' | S39°47'38"E
L7 | 42.97' | S00°00'06"E
L8 | 68.30' | N81°49'18"W
L9 | 111.42' | N89°50'15"W
L10 | 4.62' | N00°01'10"W
L11 | 33.46' | S89°52'25"E
L12 | 3.30' | S00°02'35"W
L13 | 67.11' | S00°01'10"E
L14 | 67.09' | S00°04'02"W
L15 | 46.70' | N45°08'11"W
WASTEWATER DISPOSAL
WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.
RIGHT-OF-WAY VACATION PLAT APPROVAL
THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMITTEE AT THE MEETING OF MM/DD/YYYY.
BOROUGH OFFICIAL
DATE
CERTIFICATE OF OWNERSHIP AND DEDICATION
I, THE UNDERSIGNED, HEREBY CERTIFY THAT CARIBOU HILLS CABIN HOPPERS IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND ON BEHALF OF CARIBOU HILLS CABIN HOPPERS, I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY MY FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND GRANT ALL EASEMENTS TO THE USE SHOWN.
JASON SCHOLLENBERG
PO BOX 375
CLAM GULCH, AK 99568
NOTARY ACKNOWLEDGMENT
FOR: JASON SCHOLLENBERG
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2026
NOTARY PUBLIC FOR: _____
MY COMMISSION EXPIRES: _____
T1S
T2S
R12W
OIL WELL RD
THIS PLAT
1" = 3,000'
DETAIL "B"
SCALE 1"=10'
ROW GRANTED THIS PLAT
STEIK AVE
DETAIL "C"
SCALE 1"=20'
HM2005-94 CLARKS POINT OF VIEW ESTATES PHASE 5 LOT 23
HM2003-55 CLARKS POINT OF VIEW ESTATES PHASE 3 LOT 28
E 1/16 BLM BRASS CAP S35/S2, 2023
LOT 1
DETAIL "D"
SCALE 1"=10'
LOT 30A
0.290 ACRES
TATIANA LN
HM2001-80 CLARKS POINT OF VIEW ESTATES PHASE 1 LOT 29
HM2005-94 CLARKS POINT OF VIEW ESTATES PHASE 5 LOT 24
50' SECTION LINE EASEMENT
ROW VACATED THIS PLAT - WIDTH VARIES
LOT LINE VACATED THIS PLAT
20' BUILDING SETBACK
10' UTILITY EASEMENT GRANTED THIS PLAT
LOT 1
3.446 ACRES
GRAVEL PIT TRAIL REM SW
PROSSER ST
PEACOCK ST
LOBO LN
SEE DETAIL "A"
SEE DETAIL "B"
SEE DETAIL "C"
SEE DETAIL "D"
SE1/4 SW1/4 LYING NORTH OF SEISMOGRAPH ROW EXCLUDING STREETS
HM91-55 BURNT HILLS SUBD LOT 2
NE1/4 NW1/4 LYING BETWEEN OILWELL RD & SEISMOGRAPH ROW & USS 7948
NE1/4 NW1/4 LYING BETWEEN PEACOCK ST & THROOP AVE & USS 7948 & OILWELL RD
NW1/4 NE1/4 LYING BETWEEN SEISMOGRAPH ROW & PEACOCK ST & THROOP AVE & PROSSER ST
NE1/4 NE1/4 LYING BETWEEN SEISMOGRAPH ROW & PROSSER ST & STEIK AVE
SE1/4 SE1/4 LYING BETWEEN SEISMOGRAPH ROW & STEIK AVE & WOODHEAD ST
NE1/4 NE1/4 LYING BETWEEN SEISMOGRAPH ROW & WOODHEAD ST & STEIK AVE
C 1/4 COR SEC 2 2.5" AL-CAP BY 7528-S, 2002
CE 1/16 COR SEC 2 2.5" AL-CAP BY 11795, 2016
1/4 COR
1" = 100'
DETAIL "A"
SCALE 1"=40'
LOT 17
1/4 COR SEC 35 & 2 3.25" GLO BRASS CAP, 2023
1" = 40'
NOTES
1. A BUILDING SETBACK OF 20' IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION. THE FRONT 10' ADJOINING DEDICATED RIGHTS-OF-WAY THAT INCREASE TO 20' WITHIN 5' OF THE SIDE LOT LINES IS ALSO A UTILITY EASEMENT.
2. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
3. VACATION OF A PORTION OF STEIK AVENUE RIGHT-OF-WAY WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE JUNE 26, 2023 MEETING.
4. THE LOCATION OF THE GRAVEL PIT TRAIL REM SW RIGHT-OF-WAY AS DIMENSION ON HM2017-36.
LEGEND
PRIMARY MONUMENT AS DESCRIBED
FOUND 5/8" REBAR
RECOVD 1" STAINLESS CAP BY LS103707
TO SET RPC-ON 5/8" X 36" REBAR BY LS19488
WETLAND/UPLAND COMPLEX PER THE KENAI WATERSHED FORUM 2013 COOK INLET WETLANDS MAPPING
APPROXIMATE SLOPES GREATER THAN 20% FROM KPB CONTOUR GIS DATA
STATE OF ALASKA
49 TH
Jason L. Schollenberg
No. 19488
LICENSED PROFESSIONAL LAND SURVEYOR
KPB FILE NUMBER: 2026-XXXX
PENINSULA SURVEYING, LLC.
17535 KATRINA BOULEVARD, SOLDOTNA, AK 99669
(907)690-7065
PLAT OF
CLARKS' POINT OF VIEW CHCH
RIGHT-OF-WAY VACATION PLAT
A SUBDIVISION OF
VACATING A PORTION STEIK AVENUE & LOT 30 CLARKS' POINT OF VIEW ESTATES PHASE 1, HM 2001-80 & THE NW1/4 NE1/4 LYING NORTH OF THE MOST NORTHERLY SEISMOGRAPH RIGHT-OF-WAY IN SECTION 2 & LOT 5, U.S.S 7948
LOCATED WITHIN
SW1/4, SEC 35, T1S, R12W, AND NW1/4 SEC 2, T2S, R12W SEWARD MERIDIAN, HOMER RECORDING DISTRICT, KENAI PENINSULA BOROUGH, ALASKA
CONTAINING 3.882 ACRES
OWNERS: CARIBOU HILLS CABIN HOPPERS
PO BOX 375
CLAM GULCH, AK 99568
SCALE: 1" = 150'
DATE: FEBRUARY 3, 2026
DRAWN: BLT
CHECKED: JLS
SHEET: 1 OF 1

KPB 2023-061

AGENDA ITEM E. NEW BUSINESS

ITEM #5 - PRELIMINARY PLAT
Clarks' Point of View CHCH Right-of-way Vacation Plat

KPB File No.	2023-061
Plat Committee Meeting:	April 13, 2026
Applicant / Owner:	Caribou Hills Cabin Hoppers / Clam Gulch
Surveyor:	Jason Schollenberg / Peninsula Surveying, LLC
General Location:	Caribou Hills / Ninilchik Area

Parent Parcel No.:	185-508-14, 185-508-73, & 185-508-51
Legal Description:	T 2S R 12W SEC 2 SEWARD MERIDIAN HM NW1/4 NE1/4 LYING NORTH OF THE MOST NORTHERLY SEISMOGRAPH ROW EXCLUDING STREETS & T 02S R 12W SEC 02 SEWARD MERIDIAN HM US SURVEY 7948 LOT 5 & T 1S R 12W SEC 35 SEWARD MERIDIAN HM 2001080 CLARKS POINT OF VIEW ESTATES PHASE 1 LOT 30 & A portion of Vacated Steik Ave
Assessing Use:	Vacant, Vacant & Vacant
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite / Onsite
Exception Request	None

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will subdivide is finalizing a vacation of right-of-way and combining the right-of-way with three parcels and dedicating two portions of one parcel to right-of-way.

Location and Legal Access (existing and proposed):
Legal access to the plat is be Oil Well Road near milepost 18.5. To the south of the site is 100' dedication and to the north is a 60' dedication, both being borough maintained. The site is at the intersection of Oil Well Rd and Gravel Pit Trail.

The plat is dedicating portions of Lot 5 of US Survey 7948 located in Steik Ave, with one portion being west of Lot 30 HM2001-80 and the other to the east of the west line of Prosser St on the east side of the plat.

This plat is finalizing the vacation of Steik Ave to the south of Lot 30 Clarks Point of View Estates Phase 1 HM2001-80 and north of Lot 107 of Ninilchik Right-of-way Plat HM 84-115. The Vacation Petition is being reviewed at the Planning Commission meeting of April 13, 2026, if approved it will be sent to the KPB Assembly meeting of April 21st or May 5th for consent.

The plat is affected by section line easements. The 50' SLE is noted on the north and should be verified as the original parcel was a US Survey, if verified to exist it should be shown on the drawing. There is not a SLE noted on the south side of the section line, the SLE should be verified and shown on the drawing.

Block length is compliant with Oil Well Rd, Gravel Pit Trail, Prosser St, Steik Ave, Lobo Ln, Woodhead St and Water Hole Trail circling around the block. Even though Water Hole Trail is not shown it does connect to Woodhead St with a trail connection.

KPB Roads Dept. comments	Out of Jurisdiction: No Roads Director: Uhlin, Dil Comments: No comments

SOA DOT ROW	
SOA DOT& PF	No comment

Site Investigation:
There are small steep areas shown by the contour map that are identified on the drawing with the dotted hatch.

There are no improvements located on the plat. Proposed Lot 30A is currently being used as a gravel parking lot, which flows in the adjacent land northeast across Tatiana Ln. into Lot 29 HM2001-80, CES helicopters also use the area to land as it is open for a safe landing spot.
Lot 30A is undersized at 0.29 acres, ***staff recommends*** the surveyor to come back with and exception request to KPB 20.30.200 Lots- Minimum Size or increase the size of the lot.

The KWF Wetlands Assessment notes there are Wetlands / Upland Complex type wetlands on the plat which are identified on the drawing with the 'grass' hatching. **Staff recommendation**: place a note on the final plat indicating any person developing the property is responsible for obtaining all required local, state, and federal permits, including a U.S. Army Corps of Engineers wetland determination if applicable.

According the River Center review the plat is not located in a FEMA designated flood hazard area nor a habitat protection district.

KPB River Center review	A. Floodplain Reviewer: Hindman, Julie Floodplain Status: Not within flood hazard area Comments: No comments B. Habitat Protection Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: No comments
State of Alaska Fish and Game	

Staff Analysis
The land was originally surveyed as US Survey 7948 and the land surrounding the survey as Ninilchik Right-of-way Map HM84-115. Clarks' Point of View Estates Phase 1 HM2001-80 subdivided a portion of Lot 6 of US Survey 7948, creating Lot 30. This platting action is finalizing the vacation of Steik Av as shown coming from HM84-115. The plat will combine the right-of-way with the adjacent portion of Lot 107 HM 84-115 lying north of Gravel Pit Trail with part of Lot 5 of US Survey 7948 and with Lot 30 HM2001-80.

A soils report will be required and an engineer will sign the final plat as the new lots are below 200,000 sq ft.

Per the preliminary Certificate to Plat, beneficial interest holders do not affect the proposed plat. Notification per KPB 20.25.090 will not be required unless the final Certificate to Plat states the property is affected by beneficial interest holders.

The property is not within an advisory planning commission.

In the Settlement and Release BLM Serial No AA-7792 ADL No 224647 there is mention of a 1-acre parking easement. Staff recommends the surveyor review documents to verify if this was carried forward with other documents and if so, show on the drawing.

Utility Easements

A 15' utility easement along all rights-of-way as noted at plat note 5 on the parent plat Clarks' Point of View Estates Phase 1 HM 2001-80 is shown as 10' on the proposed plat. Staff recommends the surveyor correct the notation to 15' on the proposed plat at both plat note 1 and any depictions and notations on the drawing. No easements are being vacated by this plat.

As part of our routine notification process, the subdivision plat was emailed to the affected utility providers for review. **Staff recommends:** the surveyor work with the utility providers to accommodate their request, ensuring optimal use of the owner's land and maximum benefit for both the provider and the public.

The 15' utility easement is being added along the added area from the vacated right-of-way of Steik Ave. No new easements have been requested.

Utility provider review:

HEA	
ENSTAR	
ACS	NO objections
GCI	
SEWARD ELECTRIC	
CHUGACH ELECTRIC	
TELALASKA	

KPB department / agency review:

Addressing	Reviewer: Pace, Rhealyn Affected Addresses: None Existing Street Names are Correct: Yes List of Correct Street Names: Steik Ave, Oil Well Rd, Gravel Pit Trail Rem SW, Prosser St, Tatiana Ln. Existing Street Name Corrections Needed: All New Street Names are Approved: No List of Approved Street Names: List of Street Names Denied: Comments: No other comments
Code Compliance	Reviewer: Ogren, Eric Comments: No comments
Planner	Reviewer: Raidmae, Ryan There are not any Local Option Zoning District issues with this proposed plat. Conditional Land Use Permit CLUP Resolution Number: 2017-36 CLUP Approval Date: 10/23/2017

	Material Site Comments: There is an existing material site, MS2017-006, PID:185-508-12, that is directly south of the parcel in question, separated by Gravel Pit Trail REM SW.
Assessing	Reviewer: Windsor, Heather Comments: No comments

The subdivision plat has been reviewed and generally complies with the 2019 Kenai Peninsula Borough Comprehensive plan.

STAFF RECOMMENDATIONS

CORRECTIONS / EDITS

Update plat note 3 with Date of April 13, 2026

PLAT NOTES?

- Roads must meet the design and construction standards established by the borough in order to be considered for certification and inclusion in the road maintenance program (KPB 14.06).

KPB 20.25.070 – Form and contents required

***Staff recommendation**: final plat submittals must comply with 20.25.070. Additional information, revisions, and/or corrections are required as noted below.*

A. Within the Title Block

1. Name of the subdivision which shall not be the same as an existing city, town, tract, or subdivision of land in the borough, of which a plat has been previously recorded, or so nearly the same as to mislead the public or cause confusion. The parent plat's name shall be the primary name of the preliminary plat.
2. Legal description, location, date, and total area in acres of the proposed subdivision;
3. Name and address of owner(s), as shown on the KPB records and the certificate to plat, and registered land surveyor.

Staff recommendation:

Modify the KPB NO to 2023-061

Parcels of the plat are located in the following ¼ ¼ sections; SE1/4 SW1/4 Sec 35, SW1/4 SE1/4 Sec 35, NE1/4 NW1/4 Sec 2, NW1/4 NE1/4 Sec 2 and NE1/4 NE1/4 Sec 2. Adjust legal description accordingly.

Scale in the title block is shown as 150', needs changed to 100'

D. A vicinity map, drawn to scale showing location of proposed subdivision, north arrow if different from plat orientation, township and range, section lines, roads, political boundaries, and prominent natural and manmade features, such as shorelines or streams;

Staff recommendation:

Add some road names to the map

Reduce font size of Oil Well Rd

G. The status of adjacent lands within 100 feet of the proposed subdivision boundary or the land status across from any dedicated rights-of-way that adjoin the propose subdivision boundary, including names of subdivisions, lot lines, block numbers, lot numbers, rights-of-way; or an indication that the adjacent land is not subdivided;

Staff recommendation:

Tracts shown as being in ¼ ¼ are also parts of the lots of Ninilchik Right-of-way Plat HM84-115, please add labels.

KPB 20.30 – Subdivision Design Requirements

***Staff recommendation**: final plat submittals must comply with 20.30. Additional information, revisions, and/or corrections are required as noted below.*

KPB 20.40 – Wastewater Disposal

***Staff recommendation**: final plat submittals must comply with 20.40. Additional information, revisions, and/or corrections are required as noted below.*

20.40.010 Wastewater disposal.

Platting Staff Comments:

***Staff recommendation**: comply with 20.40.*

KPB 20.60 – Final Plat

***Staff recommendation**: final plat submittals must comply with 20.60. Additional information, revisions, and/or corrections are required as noted below.*

RECOMMENDATION:

STAFF RECOMMENDS:

- **GRANT APPROVAL OF THE PRELIMINARY PLAT SUBJECT TO STAFF RECOMMENDATIONS, AND**
- **COMPLIANCE WITH KPB 20.25.070 (FORM AND CONTENTS), KPB 20.25.080 (PETITION REQUIRED), KPB 20.30 (DESIGN REQUIREMENTS); AND KPB 20.40 (WASTEWATER DISPOSAL), AND**
- **COMPLIANCE WITH KPB 20.60 TO ENSURE ADMINISTRATIVE APPROVAL OF THE FINAL PLAT.**

NOTE: 20.25.120. - REVIEW AND APPEAL.

A PARTY OF RECORD MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF NOTIFICATION OF THE DECISION IN ACCORDANCE WITH KPB 2.40.080.

A DECISION OF THE PLANNING COMMISSION MAY BE APPEALED TO THE HEARING OFFICER BY A PARTY OF RECORD WITHIN 15 DAYS OF THE DATE OF NOTICE OF DECISION IN ACCORDANCE WITH KPB 21.20.250.

END OF STAFF REPORT

KENAI PENINSULA BOROUGH

Planning

Aerial Map

KPB File 2023-061
3/8/2026

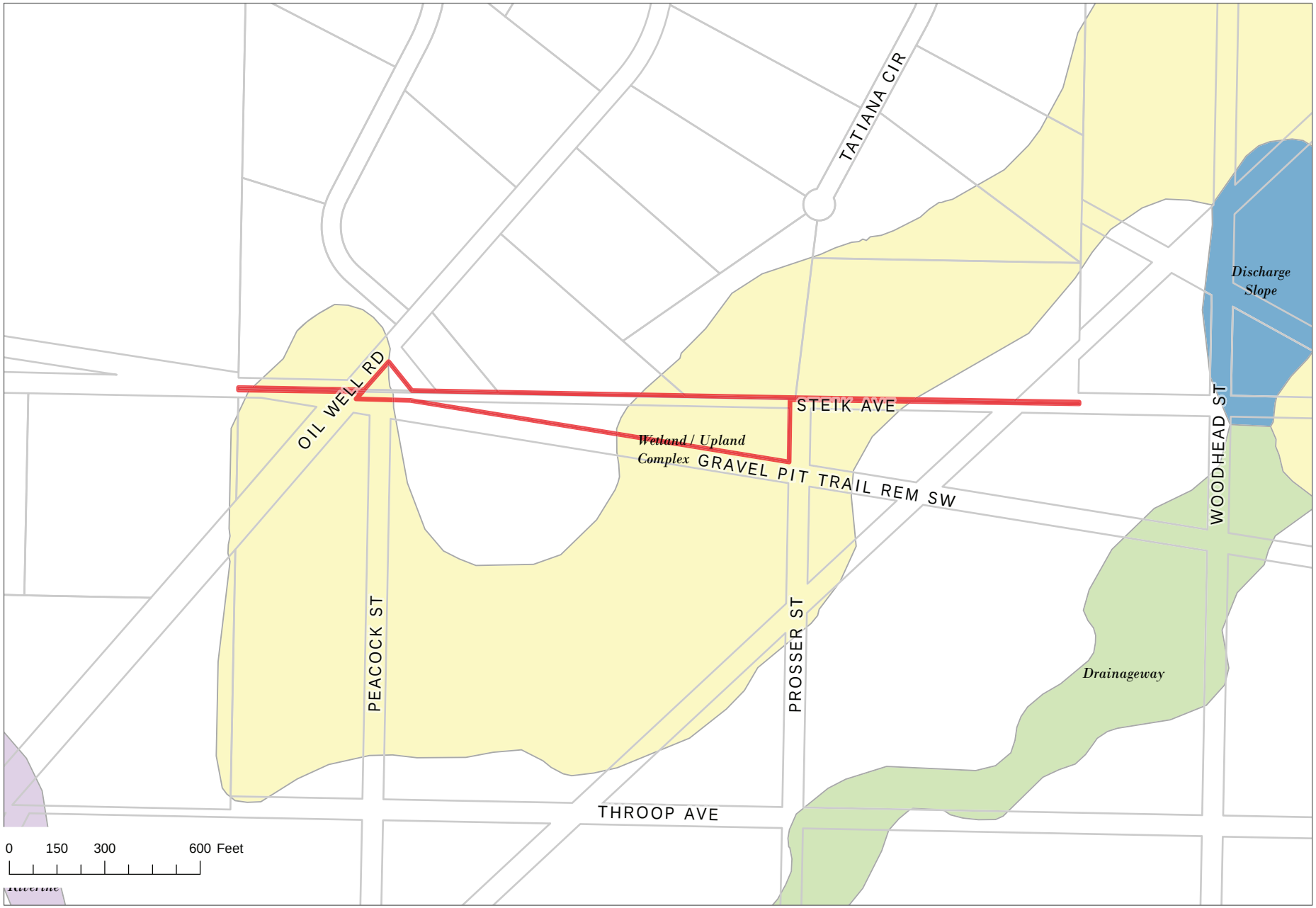
N

The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.

KENAI PENINSULA BOROUGH
Planning

Wetlands

KPB File 2023-061
3/8/2026



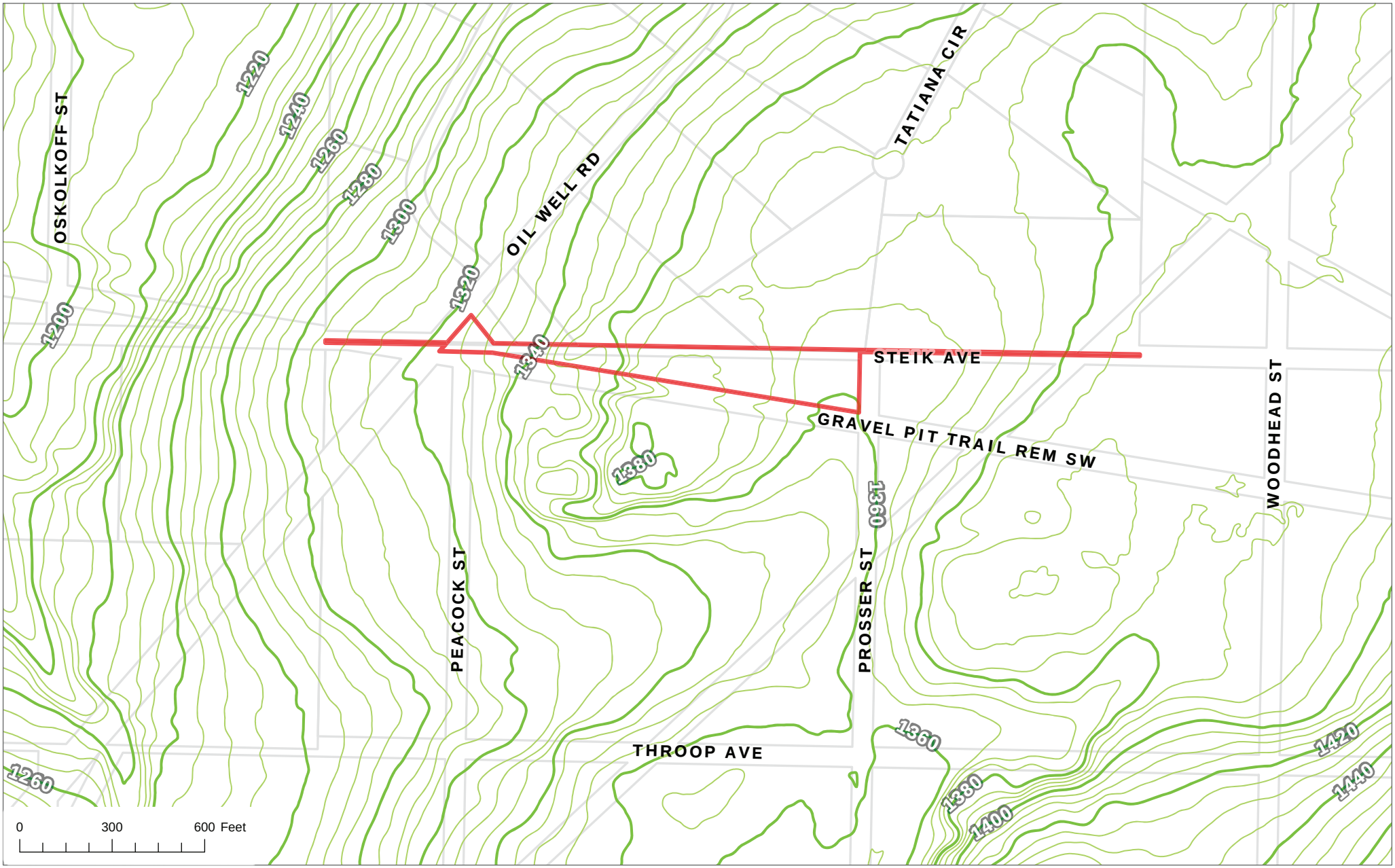
The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.

KENAI PENINSULA BOROUGH

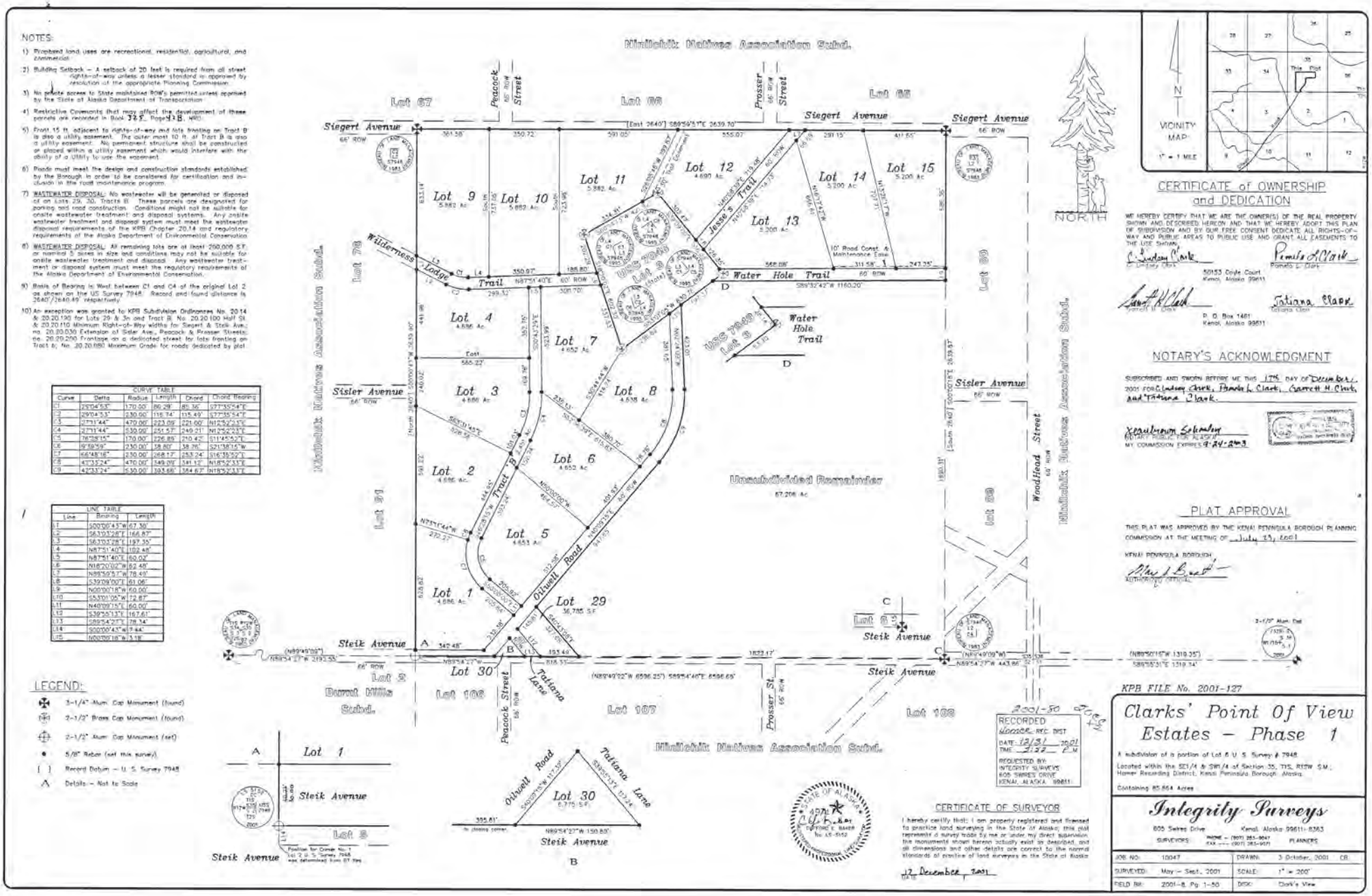
Planning

Aerial with 5-foot Contours

KPB File 2023-061
3/8/2026

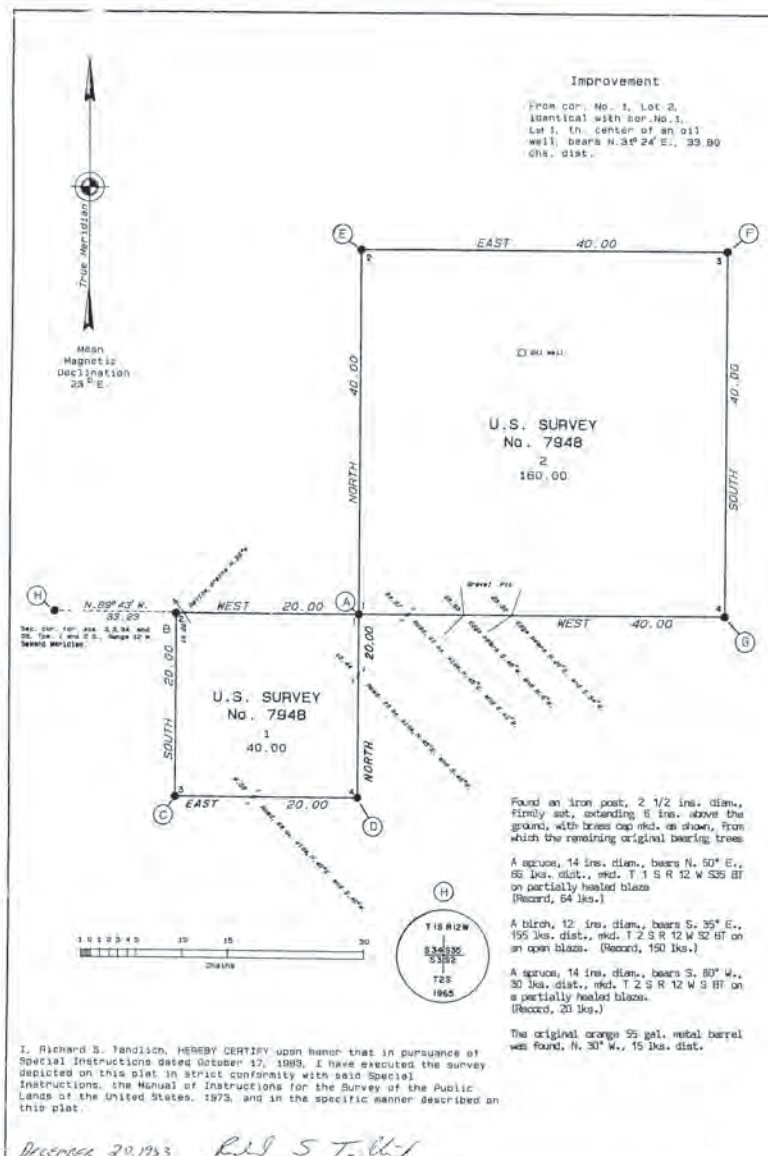


The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.


NOTES:
1) Riverbank land uses are recreational, residential, agricultural, and commercial.
2) Building Setback – A setback of 20 feet is required from all street rights-of-way unless a lesser standard is approved by resolution of the appropriate Planning Commission.
3) No private access to State maintained ROW's permitted unless approved by the State of Alaska Department of Transportation.
4) Restrictive Covenants that may affect the development of these parcels are recorded in Book 328, Page 918, KRD.
5) Front 15 ft. adjacent to rights-of-way and lots fronting on Tract B is also a utility easement. The outer most 10 ft. of Tract B is also a utility easement. No permanent structure shall be constructed or placed within a utility easement which would interfere with the ability of a utility to use the easement.
6) Roads must meet the design and construction standards established by the Borough in order to be considered for certification and inclusion in the road maintenance program.
7) WASTEWATER DISPOSAL: No wastewater will be generated or disposed of on Lots 29, 30, Tracts B. These parcels are designated for parking and road construction. Conditions might not be suitable for onsite wastewater treatment and disposal systems. Any onsite wastewater treatment and disposal system must meet the wastewater disposal requirements of the KPB Chapter 20.14 and regulatory requirements of the Alaska Department of Environmental Conservation.
8) WASTEWATER DISPOSAL: All remaining lots are at least 200,000 S.F. or roughly 5 acres in size and conditions may not be suitable for onsite wastewater treatment and disposal. Any wastewater treatment or disposal system must meet the regulatory requirements of the Alaska Department of Environmental Conservation.
9) Basis of Bearing is West between C1 and C4 of the original Lot 2 as shown on the US Survey 7948. Record and found distance is 2640'/2640.49' respectively.
10) An exception was granted to KPB Subdivision Ordinances No. 20.14 & 20.20.190 for Lots 29 & 30 and Tract B; No. 20.20.100 Half St. & 20.20.110 Minimum Right-of-Way widths for Siegert & Steik Ave.; no. 20.20.030 Extension of Sisler Ave., Peacock & Prosser Streets; no. 20.20.200 Frontage on a dedicated street for lots fronting on Tract B; No. 20.20.080 Maximum Grade for roads dedicated by plat.
Minilchik Natives Association Subd.
Lot 67
Lot 68
Lot 69
Peacock Street
Prosser Street
Siegert Avenue
Sisler Avenue
Steik Avenue
Wilderness Lodge Trail
Water Hole Trail
Jesse's Trail
Oilwell Road
Tatiana Lane
Woodhead Street
Lot 78
Lot 79
Lot 88
Lot 89
Lot 1
Lot 2
Lot 3
Lot 4
Lot 5
Lot 6
Lot 7
Lot 8
Lot 9
Lot 10
Lot 11
Lot 12
Lot 13
Lot 14
Lot 15
Lot 29
Lot 30
Tract B
Unsubdivided Remainder
67.206 Ac
Burnt Hills Subd.
Lot 106
Lot 107
Lot 108
USS 7948 Lot 3
USS 7948 Lot 2
NORTH
VICINITY MAP
1" = 1 MILE
This Plat
CURVE TABLE
Curve | Delta | Radius | Length | Chord | Chord Bearing
C1 | 29°04'53" | 170.00' | 86.29' | 85.36' | S77°35'54"E
C2 | 29°04'53" | 230.00' | 116.74' | 115.49' | S77°35'54"E
C3 | 27°11'44" | 470.00' | 223.09' | 221.00' | N12°52'23"E
C4 | 27°11'44" | 530.00' | 251.57' | 249.21' | N12°52'23"E
C5 | 76°38'15" | 170.00' | 226.85' | 210.42' | S11°45'52"E
C6 | 9°19'59" | 230.00' | 37.80' | 37.76' | S21°38'15"W
C7 | 66°48'16" | 230.00' | 268.13' | 253.24' | S16°35'52"E
C8 | 47°33'24" | 470.00' | 349.09' | 341.12' | N18°52'33"E
C9 | 42°33'24" | 530.00' | 393.68' | 384.67' | N18°52'33"E
LINE TABLE
Line | Bearing | Length
L1 | S00°00'43"W | 67.30'
L2 | S63°03'28"E | 166.87'
L3 | S63°03'28"E | 187.35'
L4 | N87°51'40"E | 102.48'
L5 | N87°51'40"E | 60.02'
L6 | N18°20'02"W | 82.48'
L7 | N89°59'57"W | 78.49'
L8 | S39°09'00"E | 61.06'
L9 | N00°00'18"W | 60.00'
L10 | S53°01'05"W | 72.87'
L11 | N40°09'15"E | 60.00'
L12 | S39°35'13"E | 167.61'
L13 | S89°54'27"E | 78.34'
L14 | S00°00'43"W | 9.44'
L15 | N00°00'18"W | 5.18'
LEGEND:
3-1/4" Alum. Cap Monument (found)
2-1/2" Brass Cap Monument (found)
2-1/2" Alum. Cap Monument (set)
5/8" Rebar (set this survey)
[ ] Record Datum – U. S. Survey 7948
Details – Not to Scale
CERTIFICATE of OWNERSHIP and DEDICATION
WE HEREBY CERTIFY THAT WE ARE THE OWNER(S) OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY OUR FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.
C. Lindsey Clark
Pamela L. Clark
50153 Eagle Court
Kenai, Alaska 99611
Garrett H. Clark
Tatiana Clark
P. O. Box 1481
Kenai, Alaska 99611
NOTARY'S ACKNOWLEDGMENT
SUBSCRIBED AND SWORN BEFORE ME THIS 17th DAY OF December, 2001 FOR C. Lindsey Clark, Pamela L. Clark, Garrett H. Clark, and Tatiana Clark.
NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES 9-24-2003
PLAT APPROVAL
THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF July 23, 2001
KENAI PENINSULA BOROUGH
AUTHORIZED OFFICIAL
RECORDED
Kenai REC. DIST
DATE: 12/31/2001
TIME: 3:22 P.M.
REQUESTED BY:
INTEGRITY SURVEYS
605 SWIRES DRIVE
KENAI, ALASKA 99611
2001-50
CERTIFICATE OF SURVEYOR
I hereby certify that: I am properly registered and licensed to practice land surveying in the State of Alaska; this plat represents a survey made by me or under my direct supervision; the monuments shown hereon actually exist as described, and all dimensions and other details are correct to the normal standards of practice of land surveyors in the State of Alaska.
12 December 2001
KPB FILE No. 2001-127
Clarks' Point Of View Estates – Phase 1
A subdivision of a portion of Lot 8 U. S. Survey # 7948
Located within the SE1/4 & SW1/4 of Section 35, T1S, R11W S.M., Homer Recording District, Kenai Peninsula Borough, Alaska.
Containing 85.864 Acres
Integrity Surveys
605 Swires Drive Kenai, Alaska 99611-8363
SURVEYORS PHONE – (907) 283-9047 FAX – (907) 283-9071 PLANNERS
JOB NO: 10047
DRAWN: 3 October, 2001 CB
SURVEYED: May – Sept., 2001
SCALE: 1" = 200'
FIELD BK: 2001-8, Pg. 1-50
DISK: Clark's View

Officially Filed
DATE January 30, 1984

ORIGINAL



Found an iron post, 2 1/2 ins. diam., firmly set, extending 6 ins. above the ground, with brass cap mkd. as shown, from which the remaining original bearing trees

A spruce, 14 ins. diam., bears N. 50° E., 66 lks. dist., mkd. T 1 S R 12 W S35 BT on partially healed blaze (Record, 64 lks.)

A birch, 12 ins. diam., bears S. 35° E., 155 lks. dist., mkd. T 2 S R 12 W S2 BT on an open blaze. (Record, 150 lks.)

A spruce, 14 ins. diam., bears S. 80° W., 30 lks. dist., mkd. T 2 S R 12 W S 3 BT on a partially healed blaze. (Record, 20 lks.)

The original orange 55 gal. metal barrel was found, N. 30° W., 15 lks. dist.

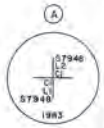
I, Richard S. Tandlich, HEREBY CERTIFY upon honor that in pursuance of Special Instructions dated October 17, 1983, I have executed the survey depicted on this plat in strict conformity with said Special Instructions, the Manual of Instructions for the Survey of the Public Lands of the United States, 1973, and in the specific manner described on this plat.

December 20, 1983
Date

Richard S. Tandlich
Cadastral Surveyor

DFL

A



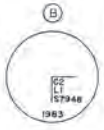
Drive an alum. rod, 9 ft. long, 3/4 in. diam., 8.5 ft. in the ground, with alum. cap mkd. as shown, from which

A spruce, 5 ins. diam., bears N. 58 1/2° E., 148 lks. dist., mkd. S7948 L2 C1 BT.

A spruce, 12 ins. diam., bears N. 64° E., 120 lks. dist., mkd. AA-7792 on alum. tag.

A spruce, 4 ins. diam., bears N. 32° W., 113 lks. dist., mkd. X BT.

B



Drive an alum. rod, 9 ft. long, 3/4 in. diam., 8.5 ft. in the ground, with alum. cap mkd. as shown, from which

A spruce, 5 ins. diam., bears S. 18° E., 48 lks. dist., mkd. S7948 L1 C2 BT.

A spruce, 10 ins. diam., bears S. 80 1/2° W., 55 lks. dist., mkd. X BT.

C

Drive an alum. rod, 8 ft. long, 3/4 in. diam., 5.5 ft. in the ground, with alum. cap mkd. as shown, from which

A spruce, 6 ins. diam., bears N. 37 1/2° E., 75 lks. dist., mkd. S7948 L1 C3 BT.

A spruce, 11 ins. diam., bears N. 55° W., 22 lks. dist., mkd. X BT.

D

Drive an alum. rod, 9 ft. long, 3/4 in. diam., 8.5 ft. in the ground, with alum. cap mkd. as shown, from which

A spruce, 8 ins. diam., bears S. 60° W., 34 lks. dist., mkd. X BT.

A spruce, 6 ins. diam., bears N. 36° W., 23 lks. dist., mkd. S7948 L1 C4 BT.

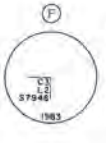
E

Drive an alum. rod, 9 ft. long, 3/4 in. diam., 8.5 ft. in the ground, with alum. cap mkd. as shown, from which

A spruce, 5 ins. diam., bears N. 49° E., 36 lks. dist., mkd. X BT.

A spruce, 9 ins. diam., bears S. 11° E., 32 lks. dist., mkd. S7948 L2 C2 BT.

F

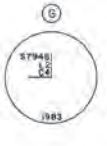


Drive an alum. rod, 9 ft. long, 3/4 in. diam., 8.5 ft. in the ground, with alum. cap mkd. as shown, from which

A spruce, 14 ins. diam., bears N. 14° E., 18 lks. dist., mkd. X BT.

A spruce, 13 ins. diam., bears S. 59° W., 87 lks. dist., mkd. S7948 L2 C3 BT.

G



Drive an alum. rod, 8 ft. long, 3/4 in. diam., 5.5 ft. in the ground, with alum. cap mkd. as shown, from which

A spruce, 8 ins. diam., bears N. 74° E., 20 lks. dist., mkd. X BT.

A spruce, 12 ins. diam., bears N. 44° W., 43 lks. dist., mkd. S7948 L2 C4 BT.

H

U.S. SURVEY
No. 7948, ALASKA

This plat contains the entire survey record.

The north boundary of Township 2 South, Range 12 West, Seward Meridian, Alaska, was surveyed by Frederick W. Ward, Cadastral Surveyor, in 1965.

This survey was executed by Richard S. Tandlich, Cadastral Surveyor, October 24 through November 11, 1983, in accordance with the specifications set forth in the Manual of Surveying Instructions, 1973, Special Instructions dated October 17, 1983, approved October 19, 1983, and Assignment Instructions dated October 20, 1983.

Field assistants were:

Richard J. Maron, Cadastral Surveyor
Douglas J. Morrison, Cadastral Surveyor

Area: 200.00 Acres.

The azimuth was obtained from direct observation of a line using a north seeking gyrocompass.

The geographic position of corner No. 1, Lot 1, identical with corner No. 1, Lot 2, as determined from a tie to the corner of sections 2, 3, 34, and 35, Townships 1 and 2 South, Range 12 West, Seward Meridian, is:

Latitude: 60°02'24.51" North

Longitude: 151°17'40.28" West

The mean magnetic declination was observed during the execution of this survey.

This survey is situated on a dirt road known locally as Oil Well Road, approximately 20 miles northeasterly of the village of Ninilchik, Alaska.

The land is gently rolling, covered with scattered mature birch and spruce.

The soil is sandy loam.

UNITED STATES DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT
Anchorage, Alaska

The survey represented by this plat, having been correctly executed in accordance with the requirements of law and the regulations of this Bureau, is hereby accepted.

For the Director

Dec. 23, 1983
Date

Deputy State Director for Cadastral Survey,
Alaska

Officially Filed ORIGINAL

DATE DECEMBER 22, 1995

U.S. SURVEY No. 7948, ALASKA

The subdivision of lot 2 into lots 3 and 4

This plat contains the entire survey record.

U. S. Survey No. 7948 was surveyed by Richard S. Tandlich, Cadastral surveyor, in 1983.

This survey was executed by Dominica J. Smith, Cadastral Surveyor, September 26, 1995, in accordance with the specifications set forth in the Manual of Surveying Instructions, 1973, Supplemental Special Instructions dated June 26, 1995, approved July 5, 1995, and Assignment Instructions dated September 22, 1995.

Field assistant was:

Robert H. Elnaresen, Land Surveyor

The azimuth was obtained from direct observations of the sun, using the hour angle method, and refers to the true meridian.

The geographic position of the capped well head was taken from the record of U.S. Survey No. 7948, accepted on December 22, 1983. The geographic position of corner No. 1 Lot 3, identical with corner No. 5, Lot 4, as determined by a tie to the the capped well head is:

Latitude: 60° 02' 43.43" North NAD 27

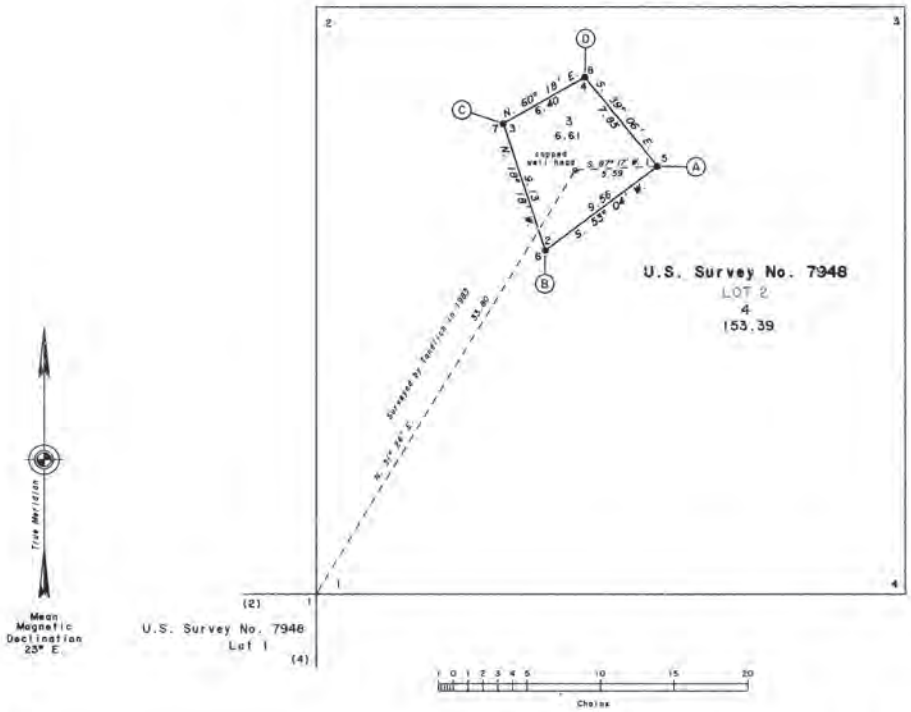
Longitude: 151° 17' 10.14" West

The mean magnetic declination was obtained from the record of U.S. Survey No. 7948.

This survey is situated at the end of a dirt road, known locally as Oil Well Road. It is approximately 20 miles northeasterly of Nimitchik, Alaska within Township 1 South, Range 11 West, Seward Meridian, Alaska.

The land is gently rolling, with scattered spruce and birch.

Access to the survey was by truck



A — Set a stainless steel post, 28 ins. long, 2 1/2 ins. diam., 26 ins. in the ground, with brass cap mkd. as shown, from which

The center of a capped well head bears S. 87° 17' W., 5.59 lks. dist.

A spruce, 4 in. diam., bears N. 14 1/2° W., 51 lks. dist., mkd. X BT.

Deposit a magnet in a white plastic case at the base of the stainless steel post.

B — Set a stainless steel post, 28 ins. long, 2 1/2 ins. diam., 26 ins. in the ground, with brass cap mkd. as shown, from which

A spruce, 4 ins. diam., bears N. 22 1/4° E., 109 lks. dist., mkd. S7948 L3 C2 BT.

Deposit a magnet in a white plastic case at the base of the stainless steel post.

C — Set a stainless steel post, 28 ins. long, 2 1/2 ins. diam., 27 ins. in the ground, with brass cap mkd. as shown, from which

A spruce, 4 ins. diam., bears S. 71 3/4° W., 17 lks. dist., mkd. X BT.

The northerly corner of a metal pipe, 5 ins. square, with locked cover, projecting 18 ins out of the ground, bears S. 64 1/2° E., 46 lks. dist.

Deposit a magnet in a white plastic case at the base of the stainless steel post.

D — Set a stainless steel post, 28 ins. long, 2 1/2 ins. diam., 26 ins. in the ground, with brass cap mkd. as shown, from which

A spruce, 4 ins. diam, bears N. 87 1/4° E., 6 lks. dist., mkd. X BT.

An spruce, 6 ins. diam., bears N. 22 1/2° W., 87 lks. dist., mkd. X BT.

Deposit a magnet in a white plastic case at the base of the stainless steel post.

I, Dominica J. Smith, Cadastral Surveyor, HEREBY CERTIFY upon honor that in pursuance of Supplemental Special Instructions dated June 26, 1995, I have executed the survey depicted on this plat in strict conformity with said Special Instructions, the Manual of Surveying Instructions for the Survey of the Public Lands of the United States, 1973, and in the specific manner described on this plat.

Nov. 29, 1995 Dominica J Smith
Date Cadastral Surveyor

Acceptance of this survey does not purport to transfer any interest in submerged lands to which the State of Alaska is entitled under the Equal Footing Doctrine and Section 6(m) of the Alaska Statehood Act, P.L. 85-508, notwithstanding the use, location, or absence of meander lines to depict water bodies.

UNITED STATES DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT
Anchorage, Alaska

The survey represented by this plat, having been correctly executed in accordance with the requirements of law and the regulations of this Bureau, is hereby accepted.

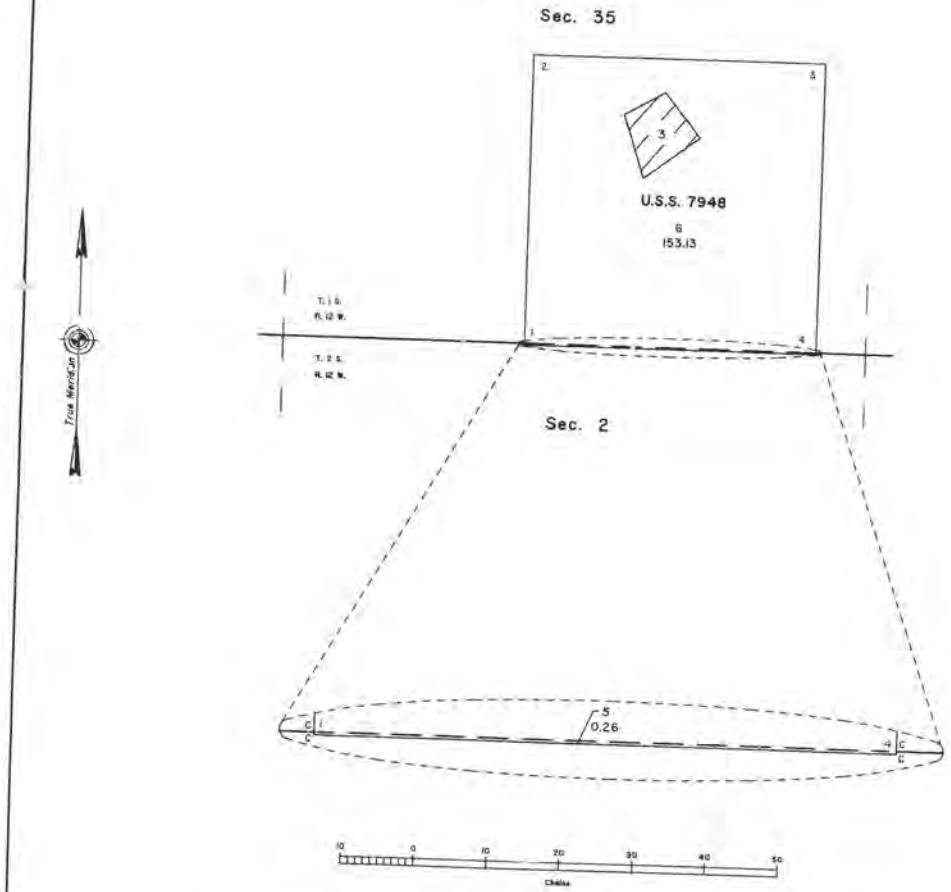
For the Director

Jerry L. Pinkerton Dec. 4 1995
Date
Deputy State Director for Cadastral Survey, Alaska

543

Officially Filed
DATE MAY 9, 1997

ORIGINAL



U.S. SURVEY
No. 7948, ALASKA
SUPPLEMENTAL PLAT

This supplemental plat of U.S. Survey No. 7948, Alaska, shows amended lottings created by the subdivision of Lot 4 into Lot 5 and Lot 6. Except as indicated hereon, the lottings and areas are as shown on the plat of U.S. Survey No. 7948 accepted December 22, 1983, and the plat of U.S. Survey No. 7948 subdividing Lot 2 into Lots 3 and 4 accepted December 4, 1995. The subdivisional line between Lot 5 and Lot 6 is identical with a portion of the township line between Township 1 South, Range 12 West, and Township 2 South, Range 12 West, Seward Meridian, Alaska. These revisions are based upon the original survey records; the plat of Township 1 South, Range 12 West, Seward Meridian, Alaska, accepted February 22, 1972; the Plat of the dependent resurvey and subdivision of Township 1 South, Range 12 West, Seward Meridian, Alaska, accepted June 1, 1990; the plat of Township 2 South, Range 12 West, Seward Meridian, Alaska, accepted February 22, 1972; the plat of the dependent resurvey of Township 2 South, Range 12 West, Seward Meridian, Alaska, accepted June 1, 1990; the plat of U.S. Survey No. 7948 accepted December 22, 1983; and the plat of U.S. Survey No. 7948 subdividing Lot 2 into Lots 3 and 4 accepted December 4, 1995.

Acceptance of this survey does not purport to transfer any interest in submerged lands to which the State of Alaska is entitled under the Equal Footing Doctrine and Section 6(m) of the Alaska Statehood Act, P.L. 85-508, notwithstanding the use, location, or absence of meander lines to depict water bodies.

UNITED STATES DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT
Anchorage, Alaska

This supplemental plat is based upon the official records and, having been correctly prepared in accordance with the regulations of this Bureau, is hereby accepted.

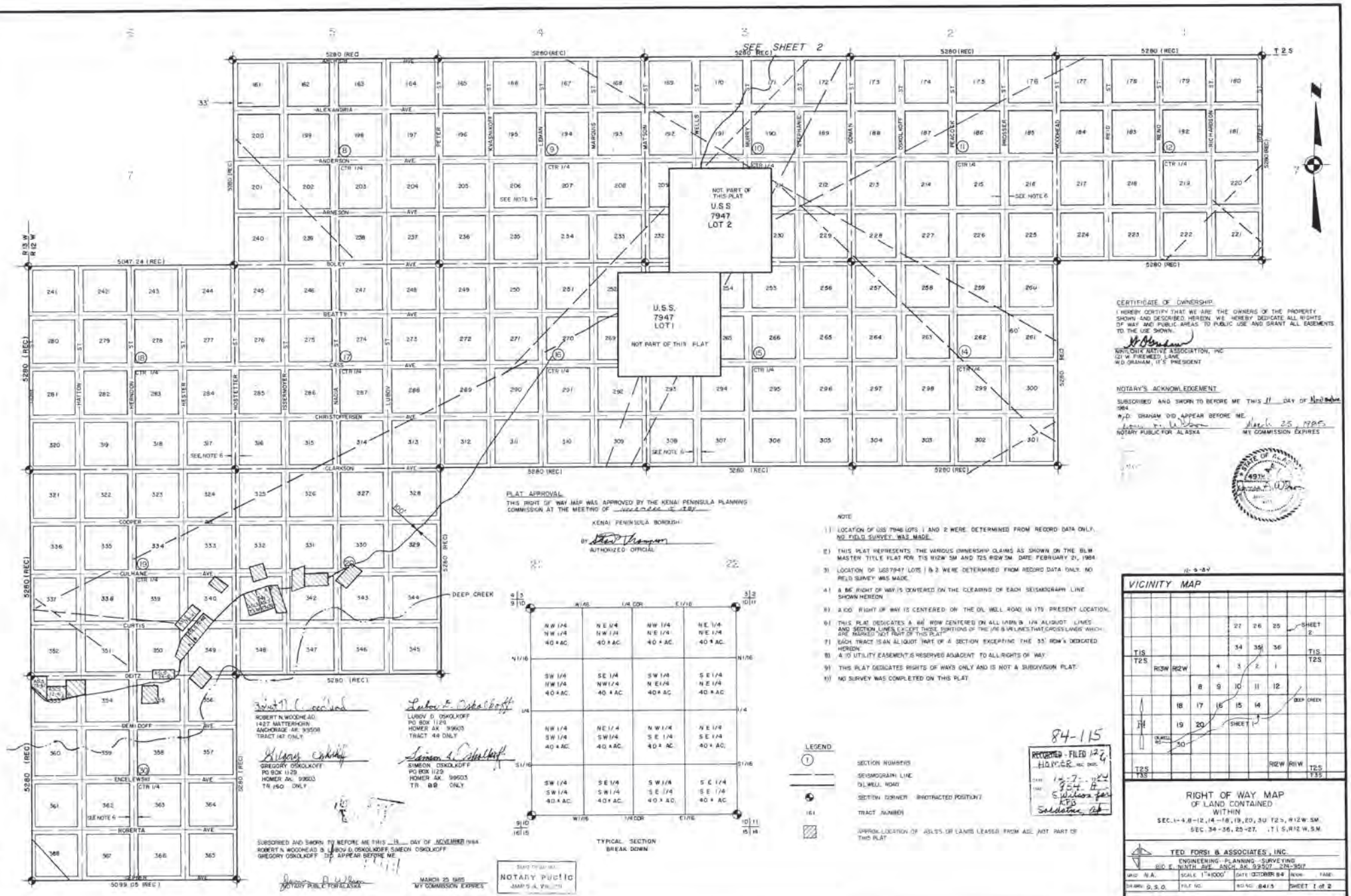
For the Director

Terry L. Pinkerton April 24, 1997
Date

Deputy State Director for Cadastral Survey, Alaska

DRO/mwB

RA



CERTIFICATE OF OWNERSHIP

I HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WE HEREBY DEDICATE ALL RIGHTS OF WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

NINILCHIK NATIVE ASSOCIATION, INC
121 W. FIREWEED LANE
W.D. GRAHAM, IT'S PRESIDENT

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11 DAY OF November 1984.

W.D. GRAHAM D/D APPEAR BEFORE ME.

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES March 25, 1985

PLAT APPROVAL

THIS RIGHT OF WAY MAP WAS APPROVED BY THE KENAI PENINSULA PLANNING COMMISSION AT THE MEETING OF November 5, 1984

KENAI PENINSULA BOROUGH

BY

AUTHORIZED OFFICIAL

NOTE

1) LOCATION OF USS 7946 LOTS 1 AND 2 WERE DETERMINED FROM RECORD DATA ONLY. NO FIELD SURVEY WAS MADE.
2) THIS PLAT REPRESENTS THE VARIOUS OWNERSHIP CLAIMS AS SHOWN ON THE BLM MASTER TITLE PLAT FOR T1S R12W SM AND T2S R12W SM. DATE: FEBRUARY 21, 1984
3) LOCATION OF USS7947 LOTS 1 & 2 WERE DETERMINED FROM RECORD DATA ONLY. NO FIELD SURVEY WAS MADE.
4) A 66' RIGHT OF WAY IS CENTERED ON THE CLEARING OF EACH SEISMOGRAPH LINE SHOWN HEREON
5) A 100' RIGHT OF WAY IS CENTERED ON THE OIL WELL ROAD IN ITS PRESENT LOCATION.
6) THIS PLAT DEDICATES A 66' ROW CENTERED ON ALL 1/16TH & 1/4 ALIQUOT LINES AND SECTION LINES EXCEPT THOSE PORTIONS OF THE 1/16 & 1/4 LINES THAT CROSS LANDS WHICH ARE PATENTED NOT PART OF THIS PLAT.
7) EACH TRACT IS AN ALIQUOT PART OF A SECTION EXCEPTING THE 33' ROW'S DEDICATED HEREON.
8) A 15' UTILITY EASEMENT IS RESERVED ADJACENT TO ALL RIGHTS OF WAY.
9) THIS PLAT DEDICATES RIGHTS OF WAYS ONLY AND IS NOT A SUBDIVISION PLAT.
10) NO SURVEY WAS COMPLETED ON THIS PLAT

VICINITY MAP

RIGHT OF WAY MAP
OF LAND CONTAINED
WITHIN
SEC.1-4,8-12,14-18,19,20,30 T2S, R12W SM.
SEC. 34-36, 25-27, T1S, R12W, S.M.

TED FORSI & ASSOCIATES, INC.
ENGINEERING · PLANNING · SURVEYING
810 E. NINTH AVE. ANCH. AK. 99501 274-3501

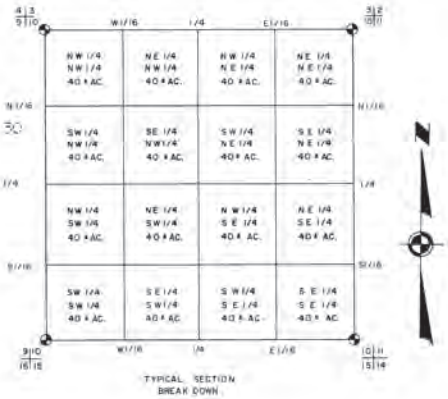
VAS N.A.	SCALE 1"=1000'	DATE OCTOBER 84	NOW: FAB:
DRAWN: G.S.O.	FILE NO.	JOB NO: 8415	SHEET 1 of 2

RECORDED - FILED 12:54 P.M. 11-7-84 HOMER REC. DIST. KPB Soldotna, Alaska

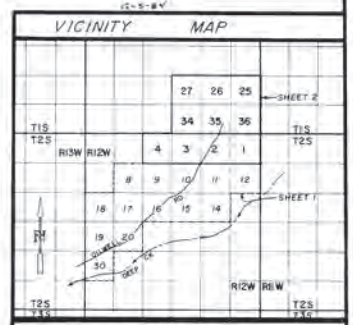
84-115

HM 84-115

NINILCHIK R.O.W. MAP



TYPICAL SECTION BREAK DOWN



RIGHT OF WAY MAP
OF LAND CONTAINED
WITHIN
SEC. 34–36, 25–27, T1S, R12W S.M.
SEC. 1–4, 8–12, 14–18, 19, 20, 30 T2S, R12W S.M.

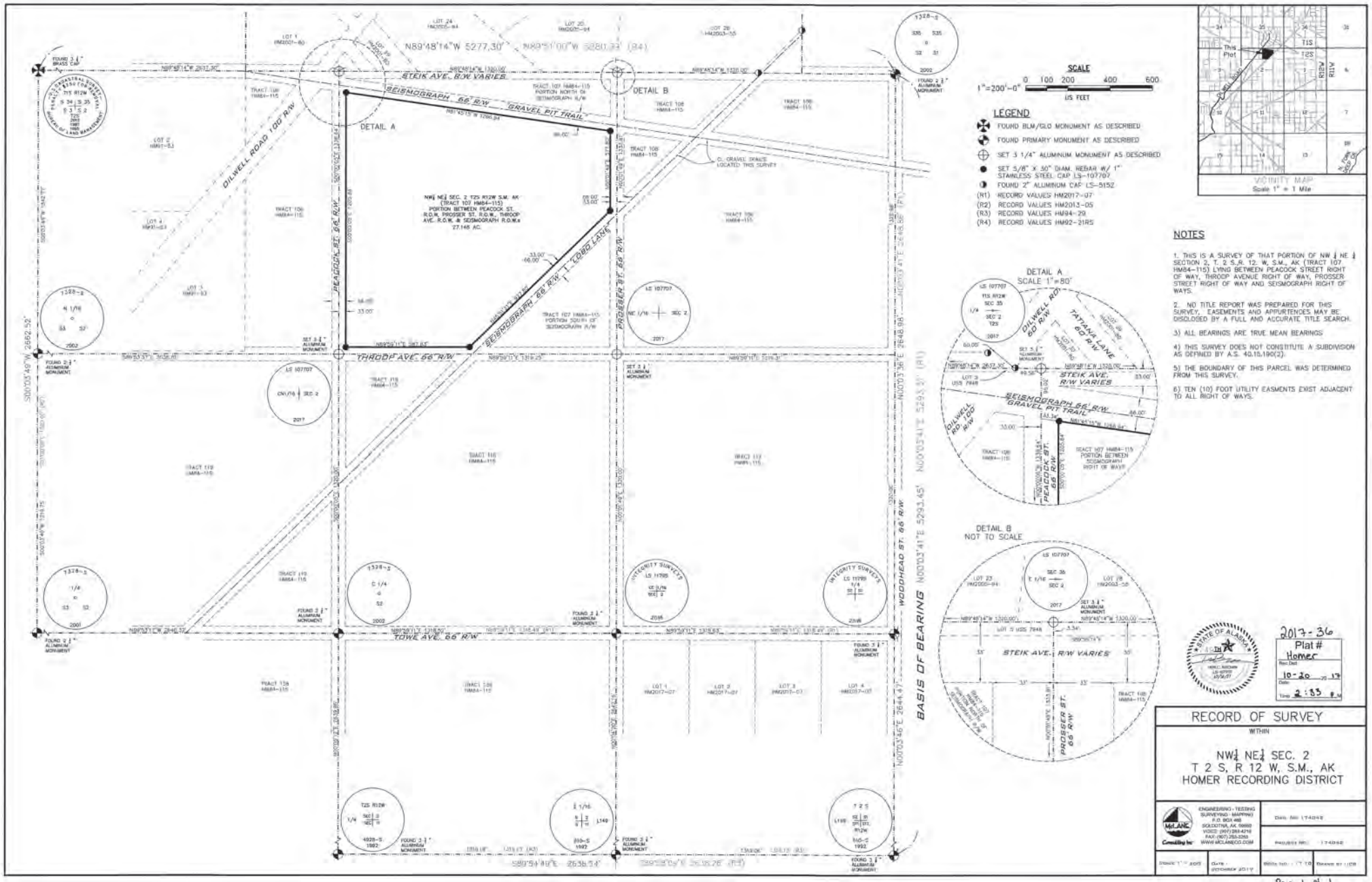
TED FORSI & ASSOCIATES, INC.
ENGINEERING—PLANNING—SURVEYING
810 E. NINTH AVE. ANCH. AK 99501 274-9517

JOB NO. N.A.	SCALE 1"=1000'	DATE OCT 84	BOOK	PAGE
DRAWN G.S.O.	FILE NO.	ACAD NO. 8413	SHEET 2 of 2	

84-115
HOMER
12-7-84
9:54 A
S. Wilson for
KPB
Soldotna, AK

HM 84-115

NINILCHIK R.O.W. MAP



SCALE
1"=200'-0"
0 100 200 400 600
US FEET

LEGEND
- FOUND BLM/GLO MONUMENT AS DESCRIBED
- FOUND PRIMARY MONUMENT AS DESCRIBED
- SET 3 1/4" ALUMINUM MONUMENT AS DESCRIBED
- SET 5/8" X 30" DIAM. REBAR W/ 1" STAINLESS STEEL CAP LS-107707
- FOUND 2" ALUMINUM CAP LS-5152
- (R1) RECORD VALUES HM2017-07
- (R2) RECORD VALUES HM2013-05
- (R3) RECORD VALUES HM94-29
- (R4) RECORD VALUES HM92-21RS

NOTES

1. THIS IS A SURVEY OF THAT PORTION OF NW ¼ NE ¼ SECTION 2, T. 2 S.,R. 12. W, S.M., AK (TRACT 107 HM84-115) LYING BETWEEN PEACOCK STREET RIGHT OF WAY, THROOP AVENUE RIGHT OF WAY, PROSSER STREET RIGHT OF WAY AND SEISMOGRAPH RIGHT OF WAYS.
2. NO TITLE REPORT WAS PREPARED FOR THIS SURVEY. EASEMENTS AND APPURTENCES MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
3) ALL BEARINGS ARE TRUE MEAN BEARINGS
4) THIS SURVEY DOES NOT CONSTITUTE A SUBDIVISION AS DEFINED BY A.S. 40.15.190(2).
5) THE BOUNDARY OF THIS PARCEL WAS DETERMINED FROM THIS SURVEY.
6) TEN (10) FOOT UTILITY EASMENTS EXIST ADJACENT TO ALL RIGHT OF WAYS.

DETAIL A
SCALE 1"=80'

DETAIL B
NOT TO SCALE

2017-36
Plat # Homer
Rec'ded 10-20-17
Time 2:33 P.M.

RECORD OF SURVEY
WITHIN
NW¼ NE¼ SEC. 2
T 2 S, R 12 W, S.M., AK
HOMER RECORDING DISTRICT

MckLANE Consulting Inc
ENGINEERING · TESTING
SURVEYING · MAPPING
P.O. BOX 468
SOLDOTNA, AK 99669
VOICE: (907) 283-4218
FAX: (907) 283-3265
WWW.MCLANECO.COM

Dwg. No: 174042
Project No: 174042
Drawn by: JCB
Date: OCTOBER 2017

KENAI PENINSULA Borough

Planning Department

144 North Binkley Street, Soldotna, AK 99669 | (P) 907-714-2200 | (F) 907-714-2378 | www.kpb.us

KENAI PENINSULA BOROUGH PLANNING COMMISSION
NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 3/13/2026 proposing to subdivide or replat property. You are being sent this notice because you are within 300 feet of the proposed subdivision, or a beneficial interest holder, and are invited to comment. *If you are an owner adjacent to a half right-of-way being dedicated, please be aware that you may be required to match the dedication if your property is subdivided in the future.*

Proposed plat under consideration is described as follows:

Request / Affected Property: This subdivision will subdivide three lots into two lots and dedicate portions of Lot 5 to Steik Avenue and finalize the partial Steik Avenue Right-of-Way Vacation.

KPB File No. 2023-061

Petitioner(s) / Land Owner(s): Caribou Hills Cabin Hoppers of Clam Gulch, AK

The location of the proposed plat is provided on the attached map. A preliminary plat showing the proposed subdivision may be viewed at the Planning Department. Subdivision reviews are conducted in accordance with KPB Subdivision Ordinance. A copy of the Ordinance is available from the Planning Department. ***Comments should be guided by the requirements of that Ordinance***.

Public hearing will be held by the Kenai Peninsula Borough Plat Committee or Planning Commission on **Monday, April 13, 2026**, commencing at **6:30 pm**, or as soon thereafter as business permits. The meeting is being held in person at the Betty J. Glick Assembly Chambers of the Kenai Peninsula Borough George A. Navarre Administration Building, 144 N. Binkley Street, Soldotna, Alaska. This meeting will also be held via Zoom, or other audio or video conferencing means whenever technically feasible.

To attend the meeting using Zoom from a computer visit **https://us06web.zoom.us/j/9077142200**. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the meeting may be found at https://www.kpb.us/local-governance-and-permitting/leadership-governance/planning-commission/planning-public-notices.

Anyone wishing to testify may attend the meeting in person or through Zoom. Written testimony may be submitted by email to planning@kpb.us, or mailed to the attention of Beverly Carpenter, Kenai Peninsula Borough Planning Department, 144 N. Binkley Street, Soldotna, Alaska 99669. [Written comments may also be sent by Fax to 907-714-2378]. All written comments or documents must be submitted by **1:00 PM, Friday, April 10, 2026.** The deadline to submit written comments or documents does not impact the ability to provide verbal testimony at the public hearing.

Additional information such as staff reports and comments are available online. This information is available the Monday prior to the meeting and found at https://kpb.legistar.com/Calendar.aspx. Use the search options to find the correct timeframe and committee.

For additional information contact Sandee Simons (ssimons@kpb.us) or Beverly Carpenter (BCarpenter@kpb.us), Planning Department, 714-2200 (1-800-478-4441 toll free within Kenai Peninsula Borough).

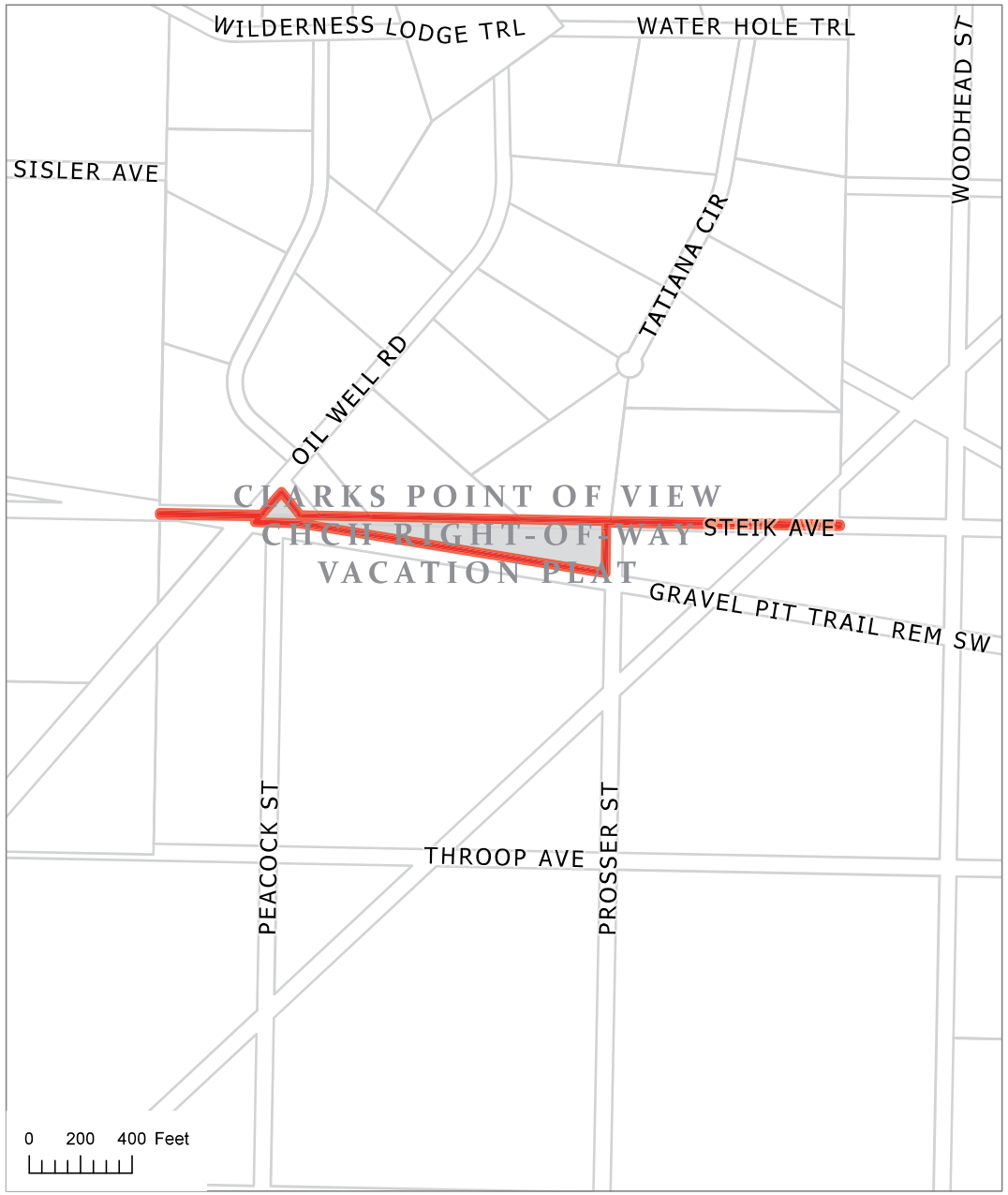
Mailed 3/23/2026

KENAI PENINSULA BOROUGH

Planning

Vicinity Map

3/8/2026



KPB File 2023-061
T01S R12W SEC35 & T02S R12W SEC02
Ninilchik

The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.

LINE TABLE		
LINE	LENGTH	BEARING
L1	7.44'	N00°08'18"E
L2	34.67'	N40°12'36"E
L3	8.43'	S40°12'36"W
L4	117.99'	N40°12'36"E
L5	161.09'	N40°12'36"E
L6	117.24'	S39°47'38"E
L7	42.97'	S00°00'06"E
L8	68.30'	N81°49'18"W
L9	111.43'	N89°50'15"W
L10	4.62'	N00°01'10"W
L11	33.46'	S89°52'25"E
L12	3.30'	S00°02'35"W
L13	67.11'	S00°01'10"E
L14	67.09'	S00°04'02"W
L15	46.70'	N45°08'11"W

WASTEWATER DISPOSAL

WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

RIGHT-OF-WAY VACATION PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMITTEE AT THE MEETING OF MM/DD/YYYY.

BOROUGH OFFICIAL DATE

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT CARIBOU HILLS CABIN HOPPERS IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON AND ON BEHALF OF CARIBOU HILLS CABIN HOPPERS, I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY MY FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND GRANT ALL EASEMENTS TO THE USE SHOWN.

JASON SCHOLLENBERG
PO BOX 375
CLAM GULCH, AK 99568

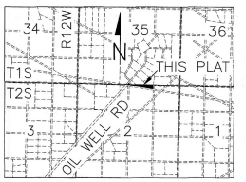
NOTARY ACKNOWLEDGMENT

FOR: JASON SCHOLLENBERG

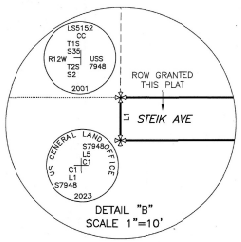
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2026

NOTARY PUBLIC FOR: _____

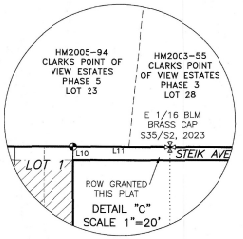
MY COMMISSION EXPIRES: _____



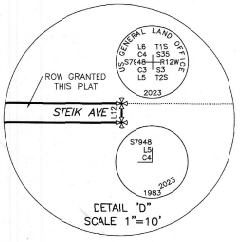
1" = 3,000'



DETAIL "B"
SCALE 1"=10'



DETAIL "C"
SCALE 1"=20'



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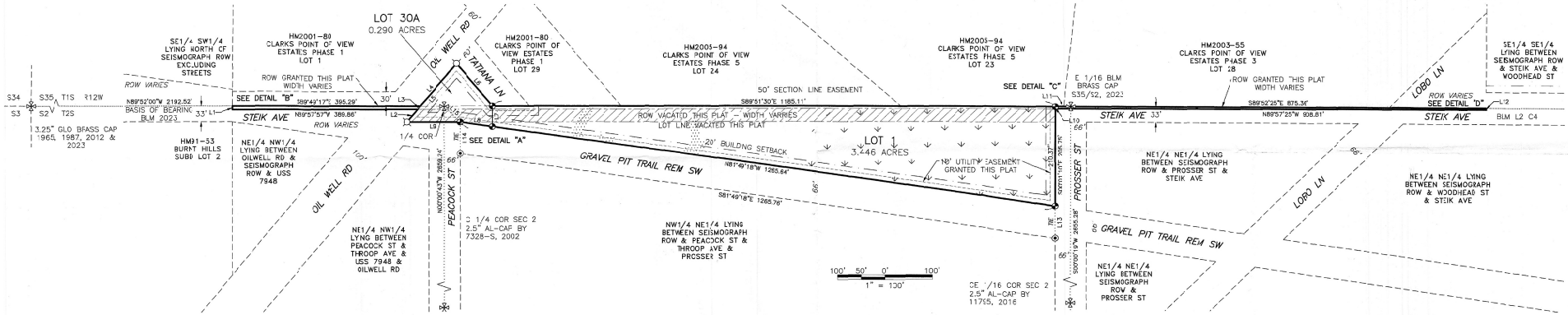
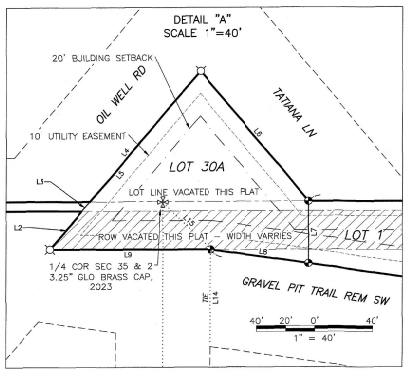
SCALE 1"=10'





DETAIL "A"
SCALE 1"=40'

NOTES

1. A BUILDING SETBACK OF 20' IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION. THE FRONT 10' ADJOINING DEDICATED RIGHTS-OF-WAY THAT INCREASE TO 20' WITHIN 5' OF THE SIDE LOT LINES IS ALSO A UTILITY EASEMENT.
2. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
3. VACATION OF A PORTION OF STEIK AVENUE RIGHT-OF-WAY WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE JUNE 26, 2023 MEETING.
4. THE LOCATION OF THE GRAVEL PIT TRAIL REM SW RIGHT-OF-WAY AS DIMENSION ON HM2017-36.

LEGEND

- PRIMARY MONUMENT AS DESCRIBED
- FOUND 5/8" REBAR
- RECORD 1" STAINLESS CAP BY LS:07707
- TO SET RPC ON 5/8" X 36" REBAR BY LS14488
- WETLAND/UPLAND COMPLEX PER THE KENAI WATERSHED FORUM 2013 COOK INLET WETLANDS MAPPING
- APPROXIMATE SLOPES GREATER THAN 20% FROM KPB CONTOUR GIS DATA

STATE OF ALASKA
49TH
Jason L. Schollenberg
No. 14488
PROFESSIONAL LAND SURVEYOR

KPB FILE NUMBER: 2026-XXXX

PENINSULA SURVEYING, LLC
10535 KATRINA BOULEVARD, NINILCHIK, AK 99639
(907)306-7065

PLAT OF

CLARKS' POINT OF VIEW CHCH RIGHT-OF-WAY VACATION PLAT

A SUBDIVISION OF

VACATING A PORTION STEIK AVENUE & LOT 30 CLARKS' POINT OF VIEW ESTATES PHASE 1, HM 2001-80, & THE NW1/4 NE1/4 LYING NORTH OF THE MOST NORTHERLY SEISMOGRAPH RIGHT-OF-WAY IN SECTION 2 & LOT 5, U.S.S 7948

LOCATED WITHIN

SW1/4, SEC 35, T1S, R12W, AND NW1/4 SEC 2, T2S, R12W SEWARD MERIDIAN, HOMER RECORDING DISTRICT, KENAI PENINSULA BOROUGH, ALASKA
CONTAINING 3.882 ACRES

OWNERS: CARIBOU HILLS CABIN HOPPERS
PO BOX 375
CLAM GULCH, AK 99568

SCALE: 1" = 150'		DATE: FEBRUARY 3, 2026
DRAWN: BLT	CHECKED: JLS	SHEET: 1 OF 1

KPB 2023-061

E. NEW BUSINESS

6. **Bayview Gardens Borgman 2025; KPB File 2026-022** ***(Withdrawn)***
   Mullikin Surveys / Diane Marie Borgman Living Trust
   Location: Spruce Circle
   City of Homer

AGENDA ITEM E. NEW BUSINESS

ITEM #7 - PRELIMINARY PLAT
Bayview Gardens Borgman 2025

KPB File No.	2026-022
Plat Committee Meeting:	April 13, 2026
Applicant / Owner:	Diane Marie Borgman Trust / Homer Alaska
Surveyor:	Christopher Mullikin / Mullikin Surveys LLC / COMPANY
General Location:	Est Hills Rd / City of Homer / APC

Parent Parcel No.:	174-010-04, 174-010-05 & 174-010-06
Legal Description:	T 6S R 13W SEC 8 SEWARD MERIDIAN HM 0730748 BAYVIEW GARDENS SUB LOT 04, 05 & 06 BLK 01
Assessing Use:	Vacant, Residential & Vacant
Zoning:	Rural Unrestricted

STAFF REPORT - ADDENDUM

After further review of the subdivision drawing, it was determined the plat should be submitted under a different review process per KPB Code. Staff notified the surveyor and the plat was removed from the agenda and placed in the proper review status.

END OF STAFF REPORT ADDENDUM

KENAI PENINSULA Borough

Planning Department

144 North Binkley Street, Soldotna, AK 99669 | (P) 907-714-2200 | (F) 907-714-2378 | www.kpb.us

KENAI PENINSULA BOROUGH PLANNING COMMISSION
NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 3/4/2026 proposing to subdivide or replat property. You are being sent this notice because you are within 300 feet of the proposed subdivision, or a beneficial interest holder, and are invited to comment. *If you are an owner adjacent to a half right-of-way being dedicated, please be aware that you may be required to match the dedication if your property is subdivided in the future.*

Proposed plat under consideration is described as follows:

Request / Affected Property: This subdivision will combine three lots into one lot.

KPB File No. 2026-022

Petitioner(s) / Land Owner(s): Diane Marie Borgman Living Trust of Homer, AK

The location of the proposed plat is provided on the attached map. A preliminary plat showing the proposed subdivision may be viewed at the Planning Department. Subdivision reviews are conducted in accordance with KPB Subdivision Ordinance. A copy of the Ordinance is available from the Planning Department. ***Comments should be guided by the requirements of that Ordinance***.

Public hearing will be held by the Kenai Peninsula Borough Plat Committee or Planning Commission on **Monday, April 13, 2026**, commencing at **6:30 pm**, or as soon thereafter as business permits. The meeting is being held in person at the Betty J. Glick Assembly Chambers of the Kenai Peninsula Borough George A. Navarre Administration Building, 144 N. Binkley Street, Soldotna, Alaska. This meeting will also be held via Zoom, or other audio or video conferencing means whenever technically feasible.

To attend the meeting using Zoom from a computer visit **https://us06web.zoom.us/j/9077142200**. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the meeting may be found at https://www.kpb.us/local-governance-and-permitting/leadership-governance/planning-commission/planning-public-notices.

Anyone wishing to testify may attend the meeting in person or through Zoom. Written testimony may be submitted by email to planning@kpb.us, or mailed to the attention of Beverly Carpenter, Kenai Peninsula Borough Planning Department, 144 N. Binkley Street, Soldotna, Alaska 99669. [Written comments may also be sent by Fax to 907-714-2378]. All written comments or documents must be submitted by **1:00 PM, Friday, April 10, 2026.** The deadline to submit written comments or documents does not impact the ability to provide verbal testimony at the public hearing.

Additional information such as staff reports and comments are available online. This information is available the Monday prior to the meeting and found at https://kpb.legistar.com/Calendar.aspx. Use the search options to find the correct timeframe and committee.

For additional information contact Sandee Simons (ssimons@kpb.us) or Beverly Carpenter (BCarpenter@kpb.us), Planning Department, 714-2200 (1-800-478-4441 toll free within Kenai Peninsula Borough).

Mailed 3/23/2026

KENAI PENINSULA BOROUGH

Planning

Vicinity Map

2/27/2026

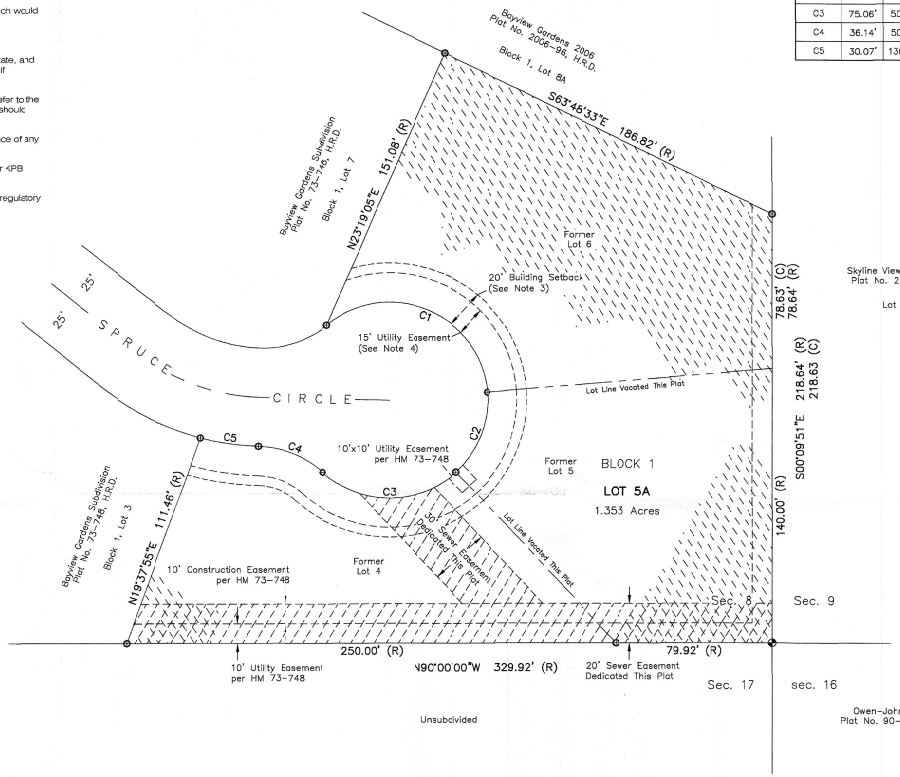
KPB File 2026-022
T06S R13W SEC08
Homer

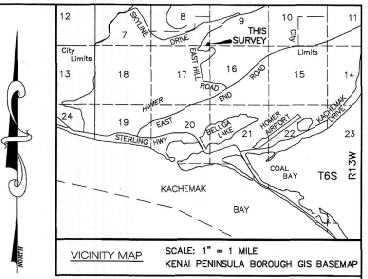
The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.

NOTES:

1. The purpose of this plat is to create Lot 5A, Block 1, by vacating the lot lines between former Lots 4, 5, and 6, Block 1, Bayview Gardens Subdivision, HM 73-748.
2. No field survey was conducted as provided in KPB Code 20.60.200(A). All dimensions shown are record per Bayview Gardens Subdivision, HM 73-748.
3. Building Setback - A setback of 20 feet is required from all street rights-of-way unless a lesser standard is approved by resolution of the appropriate planning commission.
4. The front 15 feet of the 20 feet building setback is a utility easement.
5. Utility easements per HM 73-748 are underground utility easements, unless otherwise noted.
6. No permanent structure shall be constructed or placed within a utility easement which would interfere with the ability of a utility to use the easement.
7. Section line easements were vacated per HM 73-748.
8. Any person developing the property is responsible for obtaining all required local, state, and federal permits, including a U.S. Army Corps of Engineers wetlands determination, if applicable.
9. All lots within this subdivision are subject to the City of Homer zoning regulations. Refer to the Homer City Code for all current setback and site development restrictions. Owners should check with the City of Homer Planning Department Prior to development activities.
10. Acceptance of the plat by the Kenai Peninsula Borough does not indicate acceptance of any encroachments.
11. The borough will not enforce private covenants, easements, or deed restrictions per KPB 20.60.170.
12. Wastewater Disposal: Wastewater treatment and disposal systems must meet the regulatory requirements of the Alaska Department of Environmental Conservation.

CURVE TABLE - Record per HM 73-748					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	109.29'	50.00'	125°14'	N67° 17' 16"W	88.80'
C2	45.00'	50.00'	51°34'	N21° 06' 58"E	43.50'
C3	75.06'	50.00'	86°0"	N89° 54' 33"E	68.21'
C4	36.14'	50.00'	41°25'	N67° 47' 26"W	35.36'
C5	30.07'	130.00'	13°15'	S81° 52' 20"E	30.00'





CERTIFICATE OF OWNERSHIP AND DEDICATON

I hereby certify that I am the owner of the real property shown and described hereon and that I hereby adopt this plan of subdivision and by my free consent dedicate all rights-of-way to public use and grant all easements to the use shown.

Diane M. Borgman, Trustee of the Diane Marie Borgman Living Trust
P.O. Box 2992
Homer, AK 99603

NOTARY'S ACKNOWLEDGMENT

For: _____

Acknowledged before me this___ day of _____, 2025.

Notary Public for Alaska
My Commission expires_____

VACATION PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough in accordance with KPB 20.10.040.

Kenai Peninsula Borough Authorized Official Date

LEGEND

- Record Rebar per HM 73-748
- Record GLO Brass Cap on Iron Post, T6S R13W S8 S9 S16 S17 1917
- (R) Record Measurements Per HM 73-748, Bayview Gardens Subdivision
- (C) Calculated
- Easement Line
- Setback Line
- Sewer Easement Dedicated This Plat To Serve Future Sewer Mains
- Areas over 20% grade per Kenai Peninsula Borough Terrain Viewer (Five Foot Contours)

Note: Survey does not contain defined wetlands per the Kenai Watershed Forum (KWF)

WASTEWATER DISPOSAL

The parent subdivision for lots resulting from this platting action was approved by the Kenai Peninsula Borough on June 18, 1973. Wastewater treatment and disposal systems must meet the regulatory requirements of the Alaska Department of Environmental Conservation.

(signature of) Engineer License # Date

GRAPHIC SCALE

30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

SURVEYORS CERTIFICATE

I hereby certify that I am properly registered and licensed to practice land surveying in the State of Alaska, that this plat represents a survey made by me or under my supervision, that the monuments shown hereon actually exist as described, and that all dimensions and other details are correct.

Date: _____

Registration No.: 14449-S
Christopher L. Mullikin,
Professional Land Surveyor

STATE OF ALASKA 49TH CHRISTOPHER L. MULLIKIN 14449-S REGISTERED PROFESSIONAL LAND SURVEYOR

MULLIKIN SURVEYS LLC
MullikinSurveys.com 907-299-2289

BAYVIEW GARDENS 2025

A LOT LINE VACATION OF LOTS 4, 5, AND 6, Block 1,
BAYVIEW GARDENS SUBDIVISION, PLAT No. 73-748,
HOMER RECORDING DISTRICT

LOCATED WITHIN
THE SE1/4 SE1/4 OF SECTION 8,
TOWNSHIP 6 SOUTH, RANGE 13 WEST,
SEWARD MERIDIAN, THIRD JUDICIAL DISTRICT,
KENAI PENINSULA BOROUGH, CITY OF HOMER,
HOMER RECORDING DISTRICT, ALASKA.

CONTAINING 1.353 ACRES

SURVEYOR	OWNER
MULLIKIN SURVEYS LLC CHRISTOPHER MULLIKIN, PLS P.O. BOX 1023 Homer, AK 99603	DIANE M. BORGMAN P.O. BOX 2992 HOMER, AK 99603
SURVEY DATE:	SCALE: 1" = 30'
PLAT DATE: 2/8/2026	BOOK No.: NA
CHECKED BY: CLM	FILE: Bayview Gardens Vacation.dwg
DRAWN BY: MRS	KPB FILE No.: 2025-###

KPB 2026-022

E. NEW BUSINESS

7. Blessing Estates; KPB File 2025-072R1
Mullikin Surveys / Roderick
Location: North Fork Road & Incline Street
Anchor Point Area

KENAI PENINSULA BOROUGH

Planning

Vicinity Map

3/1/2026

KPB File 2025-072R1
T04S R15W SEC35
Anchor Point

The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.

KENAI PENINSULA BOROUGH

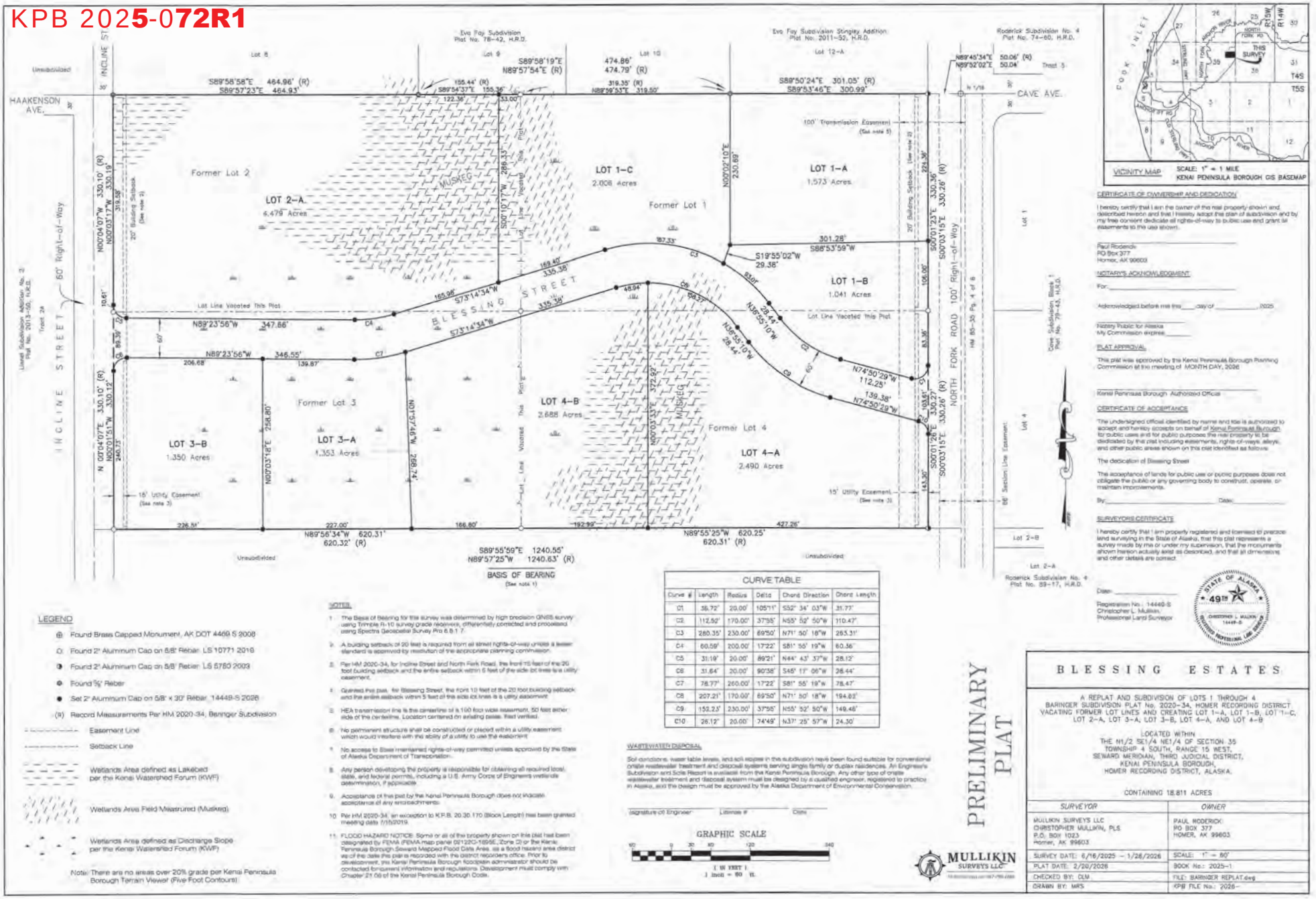
Planning

Aerial Map

KPB File 2025-072R1
3/1/2026

The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.

KPB 2025-072R1



PEM1D
PEM1D
N Fork Rd
N Fork Rd
N Fork Rd
Gillham Ct
Mark Ln
Mark Ln
U.S. Fish and Wildlife Service National Standards and Support Team wetlands_team@fws.gov Vantor Kenai Peninsula Borough State of

AGENDA ITEM E. NEW BUSINESS

ITEM #7 - PRELIMINARY PLAT
BLESSING ESTATES

KPB File No.	2025-072R1
Plat Committee Meeting:	April 13, 2026
Applicant / Owner:	Paul Roderick / Anchor Point, Alaska
Surveyor:	Christopher Mullikin / Mullikin Surveys LLC
General Location:	Near mile 1.7 North Fork Rd, Anchor Point

Parent Parcel No.:	165-162-76, 165-162-77, 165-162-78 & 165-162-79
Legal Description:	T 04S R 15W SEC 35 SEWARD MERIDIAN HM 2020034 BARINGER SUB LOT 1 -4
Assessing Use:	Residential & Vacant
Zoning:	Rural Unrestricted
Water / Wastewater	Onsite / Onsite
Exception Request	20.25.070(A)(1), 20.30.130(B)

STAFF REPORT

Specific Request / Scope of Subdivision: The proposed plat will combine four lots of size 18811 acres into 8 lots ranging in size from1.041 acres to 4.479 acres and a dedication.

Location and Legal Access (existing and proposed):
This plat is located near milepost 1.8 North Fork Road in Anchor Point giving legal access on the east. North Fork Road is a 100-foot-wide state-maintained road. The DOT has stated that any platting action voids any previous issued permits and land owners will need to reapply for driveway access permits to state roads as shown on Lot 1-A. Incline St is a 60-foot dedication on the west side of the plat currently undeveloped.

The plat is proposing a 60 foot dedication crossing from North Fork Rd to Incline St, providing access to seven proposed lots.

With the dedication of Blessing St crossing the plat, block length is compliant in this area, being broken from Caranna Ave down to Blessing St. The distance from Caranna Ave to Blessing St is still at 1700 feet but the location of the house on Lot 1-B, contours and the existing entrance limit the location of the east end of Blessing St. An exception to block length was given to the parent plat and is noted at plat note 10. ***Staff recommends*** plat note 10 be removed as the parent plat was not dedicating a road and is not the same circumstances as this plat which is dedicating a road in a best possible location to North Fork Rd staff feels possible.

There is a 33 foot section line easement affection both sides of the section line along North Fork Rd that is shown

KPB Roads Dept. comments	Out of Jurisdiction: No Roads Director: Uhlin, Dil Comments: road dedication is in wetlands/marshlands and will require engineering prior to construction.
SOA DOT ROW	
SOA DOT& PF	o No objection to proposed plat o No direct access onto North Fork Road for Lot 1-B and Lot 4-A. o Apply for driveway permit for Lot 1-A

	o Apply for driveway permits at DOT&PF's online ePermits website: https://dot.alaska.gov/row/Login.po. Please contact DOT&PF's ROW division at 1-800-770-5263 to speak with a regional permit officer if you have any questions. o Apply for an Approach Road Review for Blessing Street connection to North Fork Road. Approach Road Reviews can be applied for at DOT&PF's online ePermits website: https://dot.alaska.gov/row/Login.po Please contact DOT&PF's ROW division at 1-800-770-5263 to speak with a regional permit officer if you have any questions.

Site Investigation:

According to KPB GIS Imagery and KPB Assessing Records, a dwelling is located on former Lot 1 and a drive is located on former Lot 4. The structure will be located on proposed Lot 1-A. The drive will be located on proposed Lot 2-A. KPB GIS Imagery shows a portion of a structure may be encroaching into proposed Lot 2-A (former Lot 4) on the south. **Staff recommends** the surveyor confirm if the structure is located on the proposed lot and if so, report to affected land owners of the issue and extent and to staff the issue and extent and how it will be resolved.

The KPB GIS Terrain Layer shows minimal contours on the subject area with no grades exceeding 20%.

There are wetlands on the site according to the KWF Wetlands Assessment which can be viewed in the packet. A majority are shown on the plat. The area of Discharge Slope is not shown that is located between the two areas of Muskeg at the location of the street crossing between them. The Roads Department has some concern with the development of a road through the wetlands and states a engineered design will be needed. The surveyor added some note to the submittal concerning the wetlands and the road stating, 'When I spoke with Andrew Kastning at US Army Corps of Engineers, he said all those types of wetlands mapping were created with remote sensing and could be fairly crude. He said the only way to be sure was "ground truthing from a certified wetland specialist".' ***Staff recommends*** any development of the road have a certified wetland specialist do testing in the area needed for the road crossing and an engineer design be submitted to the Roads Department up to current standards for design ready standards.

The Surveyor requested a floodplain determination from the KPB River Center that reflects the KPB River Center Reviewer comments. The proposed plat is within a non-regulatory Flood Hazard Area with an undetermined flood risk: Zone D. **Staff recommends** the surveyor add the KPB 20.30.280(D) Flood Hazard Notice to the final plat and include the FEMA map panel 02122C-1895E.

The KPB River Center Reviewer has confirmed that this plat is not within a Habitat Protection District.

KPB River Center review	A. Floodplain Reviewer: Hindman, Julie Floodplain Status: IS in flood hazard area Comments: This is a non-regulatory zone with unknown flood risk. No depiction but plat note should be present. Flood Zone: D Map Panel: 02122C-1895E In Floodway: False Floodway Panel: B. Habitat Protection Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: No comments
State of Alaska Fish and Game	

Staff Analysis
Originally, the land was an aliquot part of the N1/2 SE1/4 NE1/4 of Section 35, Township 4 South, Range 15 West, Seward Meridian, Homer Recording District, Kenai Peninsula Borough, Alaska. In 2020, Baringer Subdivision (HM 2020-34) first subdivided the land into four lots. This platting action will subdivide the four lots into 8 new lots and a dedication.

A soils report will be required for all eight lots and an engineer will sign the final plat as the new lots are below 200,000 sq ft.

Per the preliminary Certificate to Plat, beneficial interest holders do not affect the proposed plat. Notification per KPB 20.25.090 will not be required unless the final Certificate to Plat states the property is affected by beneficial interest holders.

Cooper Landing / Moose Pass / Funny River / Hope Sunrise / Nikiski Advisory Planning Commission minutes were not available when the staff report was prepared (KPB 21.02.020). These will be provided with the desk packet if available.

The plat is located in the Anchor point Advisory Planning Commission which is currently inactive.

Utility Easements
The 100' transmission line is shown being located centered on the existing poles and noted at plat note 5. The 15' utility easement extending to 20' at sidelines need to be corrected on the east line as it does not cross the proposed road and needs turns at sidelines.

As part of our routine notification process, the subdivision plat was emailed to the affected utility providers for review. **Staff recommends:** the surveyor work with the utility providers to accommodate their request, ensuring optimal use of the owner's land and maximum benefit for both the provider and the public.

The 10' utility easement along rights-of-way and extending to 20' at sidelines being proposed by this plat needs to be shown on the plat along with the 20' building setback line.

HEA sent in comment requesting an easement on the south. The comment is included in the packet for viewing.

Utility provider review:

HEA	Request an easement added, see comment in packet
ENSTAR	No comments or recommendations
ACS	No recommendations
GCI	Approved as shown

KPB department / agency review:

Addressing	Reviewer: Pace, Rhealyn Affected Addresses: 34340 North Fork Rd Existing Street Names are Correct: Yes List of Correct Street Names: Haakenson Ave, Incline St, North Fork Rd, Cave Ave. Existing Street Name Corrections Needed: All New Street Names are Approved: No

	List of Approved Street Names: Blessing St List of Street Names Denied: Comments: 34340 North Fork Rd will remain with Lot 1-A
Code Compliance	Reviewer: Ogren, Eric Comments: No comments
Planner	Reviewer: Raidmae, Ryan There are not any Local Option Zoning District issues with this proposed plat. Prior Existing Use PEU Recognized Date: 9/26/2000 Material Site Comments: There is an existing material site, PEU1983-003, PID: 165-251-10, that is northeast of the parcels in question on the other side of the North Fork Road.
Assessing	Reviewer: Windsor, Heather Comments: No comment

The subdivision plat has been reviewed and generally complies with the 2019 Kenai Peninsula Borough Comprehensive plan.

STAFF RECOMMENDATIONS

CORRECTIONS / EDITS

Wastewater disposal note will need to match the note in the report.
In the Plat Approval, add the date of April 13, 2026
In the Notary's Acknowledgement the year is 2025, change to 2026.
Modify the KPB File no to 2025-072R1
In the legend, in the Wetlands Area Field Measured if is spelled incorrect. Measrured.

PLAT NOTES

- Acceptance of this plat by the Borough does not indicate acceptance of any encroachments.

KPB 20.25.070 – Form and contents required

***Staff recommendation**: final plat submittals must comply with 20.25.070. Additional information, revisions, and/or corrections are required as noted below.*

D. A vicinity map, drawn to scale showing location of proposed subdivision, north arrow if different from plat orientation, township and range, section lines, roads, political boundaries, and prominent natural and manmade features, such as shorelines or streams;
Staff recommendation:
Show Incline St on the vicinity map and any rod needed to get to Incline

F. The location, width and name of existing and platted streets and public ways, railroad rights-of-way, easements, and travel ways existing and proposed, within the subdivision;
Staff recommendation:
Show all utility easement and setbacks on the drawing

G. The status of adjacent lands within 100 feet of the proposed subdivision boundary or the land status across from any dedicated rights-of-way that adjoin the propose subdivision boundary, including names of subdivisions, lot lines, block numbers, lot numbers, rights-of-way; or an indication that the adjacent land is not subdivided;
Staff recommendation:

To the northeast the lot label need changed to 74-1960

H. Approximate locations of low wet areas, areas subject to inundation, areas subject to flooding or storm water overflow, and the line of ordinary high water. This information may be provided on an additional sheet if showing these areas causes the preliminary plat to appear cluttered and/or difficult to read;
Staff recommendation:
Wetlands shown are only from the National Wetland Inventory, wetlands from KWF Wetlands Assessment need added to the drawing.

N. Apparent encroachments, with a statement indicating how the encroachments will be resolved prior to final plat approval;
Staff recommendation:
Structure from the south appears to encroach across south line into plat, surveyor should verify and report results to staff.

KPB 20.30 – Subdivision Design Requirements

Staff recommendation*: final plat submittals must comply with 20.30. Additional information, revisions, and/or corrections are required as noted below.*

KPB 20.40 – Wastewater Disposal

Staff recommendation*: final plat submittals must comply with 20.40. Additional information, revisions, and/or corrections are required as noted below.*

20.40.010 Wastewater disposal.
Platting Staff Comments:
Staff recommendation*: comply with 20.40.*

KPB 20.60 – Final Plat

Staff recommendation*: final plat submittals must comply with 20.60. Additional information, revisions, and/or corrections are required as noted below.*

EXCEPTIONS REQUESTED:

A. KPB 20.30.130(B) Tangent Length

Surveyor's Discussion:
The code requires a minimum 100ft length between cures. The road design on this preliminary plat strives to use the existing driveway as the beginning of the road and the wind between the environmental obstacles of the muskegs and steepest degree of curve normally allowed (200ft radius at centerline).

Surveyor's Findings:

1. KPB 20.30.150(A) says "street intersections shall be nearly at right angles as possible.
2. To design this with a 100ft+ tangent between curves would require an increase angle of the proposed ROW coming off of North Fork to be even less close to a right angle.
3. A short tangent is safer for traffic than a broken back or reverse curve. It is this surveyor's opinion that a shorter tangent is safer than steeper curves or intersections further from right angles.

Staff Discussion:
20.30.130. - Streets—Curve requirements
B. A minimum 100-foot tangent is required between curves.

Staff Findings:

4. The shorter tangent is approximately 270 feet back from the North Fork Rd right-of-way at centerline.
5. Increasing the second tangent would shorten the first tangent from the North Fork Road or the curve radius, either could be detrimental to the safety of exiting traffic.
6. By granting the exception the public will not be harmed, but safer in the future.

Staff reviewed the exception request and recommends granting approval.

Staff recommends the Committee select the findings they determine are applicable, make additional findings if needed, tie the findings to the following standards, and vote on the exception in a separate motion.

Unless prohibited under this title, the committee may authorize exceptions to any of the requirements set forth in this title. Application for an exception shall present the committee with substantial evidence, justifying the requested waiver or exception stating fully the grounds for the application and the facts relied upon. All exceptions must be requested and granted at the time of preliminary plat approval. Exceptions may not be requested with a final plat submittal.

The committee shall make findings of fact meeting the following standards before granting any exception:

1. That special circumstances or conditions affecting the property have been shown by application;
   Findings 2, 3 & 5 appear to support this standard.

2. That the exception is necessary for the preservation and enjoyment of a substantial property right and is the most practical manner of complying with the intent of this title;
   Findings 2 & 3 appear to support this standard.

3. That the granting of the exception will not be detrimental to the public welfare or injurious to other property in the area in which said property is situated.
   Findings 5 & 6 appear to support this standard.

B. KPB 20.5.070(A)(1) Subdivision name

Surveyor's Discussion:
We are asking for an exception to KPB 20.25.070(A)(1) Subdivision name. The parent plat name is Baringer Subdivision. The owner originally intended to harvest the timber and gravel on this land and he did not cat care about the subdivision name (only 2 lots). Later, when those plans proved less viable, the plan changed to a full subdivision of 8 lots for development and resale, and the name became more important. Owner does no want his development associated with the Baringer name. He does not feel the name has a good reputation due to bankruptcies and other "notorious" actions, that could affect the resale value and sell -worthiness.

Surveyor's Findings:

1. A search for Baringer properties did reveal a long history of Lis Pendens, tax liens and foreclosures.
2. Owner proposes a more positive subdivision name of "Blessing Estates".
3. This could allow the better enjoyment of the future lot owners and allow the current owner his full return on the investment.

Staff Discussion:
20.25.070. - Form and contents required
A. Within the Title Block.
1. Name of the subdivision which shall not be the same as an existing city, town, tract, or subdivision of land in the borough, of which a plat has been previously recorded, or so nearly the same as to mislead the public or cause confusion. The parent plat's name shall be the primary name of the preliminary plat;

Staff Findings:

4. Changing the name of the subdivision will not be detrimental to the public.

Staff reviewed the exception request and recommends granting approval.

Staff recommends the Committee select the findings they determine are applicable, make additional findings if needed, tie the findings to the following standards, and vote on the exception in a separate motion.

Unless prohibited under this title, the commission (committee) may authorize exceptions to any of the requirements set forth in this title. Application for an exception shall present the commission (committee) with substantial evidence, justifying the requested waiver or exception stating fully the grounds for the application and the facts relied upon. All exceptions must be requested and granted at the time of preliminary plat approval. Exceptions may not be requested with a final plat submittal.

The commission (committee) shall make findings of fact meeting the following standards before granting any exception:

1. That special circumstances or conditions affecting the property have been shown by application;
   Findings 1 appear to support this standard.

2. That the exception is necessary for the preservation and enjoyment of a substantial property right and is the most practical manner of complying with the intent of this title;
   Findings 2 & 3 appear to support this standard.

3. That the granting of the exception will not be detrimental to the public welfare or injurious to other property in the area in which said property is situated.
   Findings 4 appear to support this standard.

Staff recommendation: place notes on the final plat indicating any exceptions granted by the Plat Committee with the meeting date.

RECOMMENDATION:

SUBJECT TO EXCEPTION(S) GRANTED, STAFF RECOMMENDS:

- **GRANT APPROVAL OF THE PRELIMINARY PLAT SUBJECT TO STAFF RECOMMENDATIONS, AND**
- **COMPLIANCE WITH KPB 20.25.070 (FORM AND CONTENTS), KPB 20.25.080 (PETITION REQUIRED), KPB 20.30 (DESIGN REQUIREMENTS); AND KPB 20.40 (WASTEWATER DISPOSAL), AND**
- **COMPLIANCE WITH KPB 20.60 TO ENSURE ADMINISTRATIVE APPROVAL OF THE FINAL PLAT.**

NOTE: 20.25.120. - REVIEW AND APPEAL.

A PARTY OF RECORD MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF NOTIFICATION OF THE DECISION IN ACCORDANCE WITH KPB 2.40.080.

A DECISION OF THE PLANNING COMMISSION MAY BE APPEALED TO THE HEARING OFFICER BY A PARTY OF RECORD WITHIN 15 DAYS OF THE DATE OF NOTICE OF DECISION IN ACCORDANCE WITH KPB 21.20.250.

END OF STAFF REPORT

KENAI PENINSULA BOROUGH

Planning

Aerial Map

KPB File 2025-072R1
3/1/2026

N

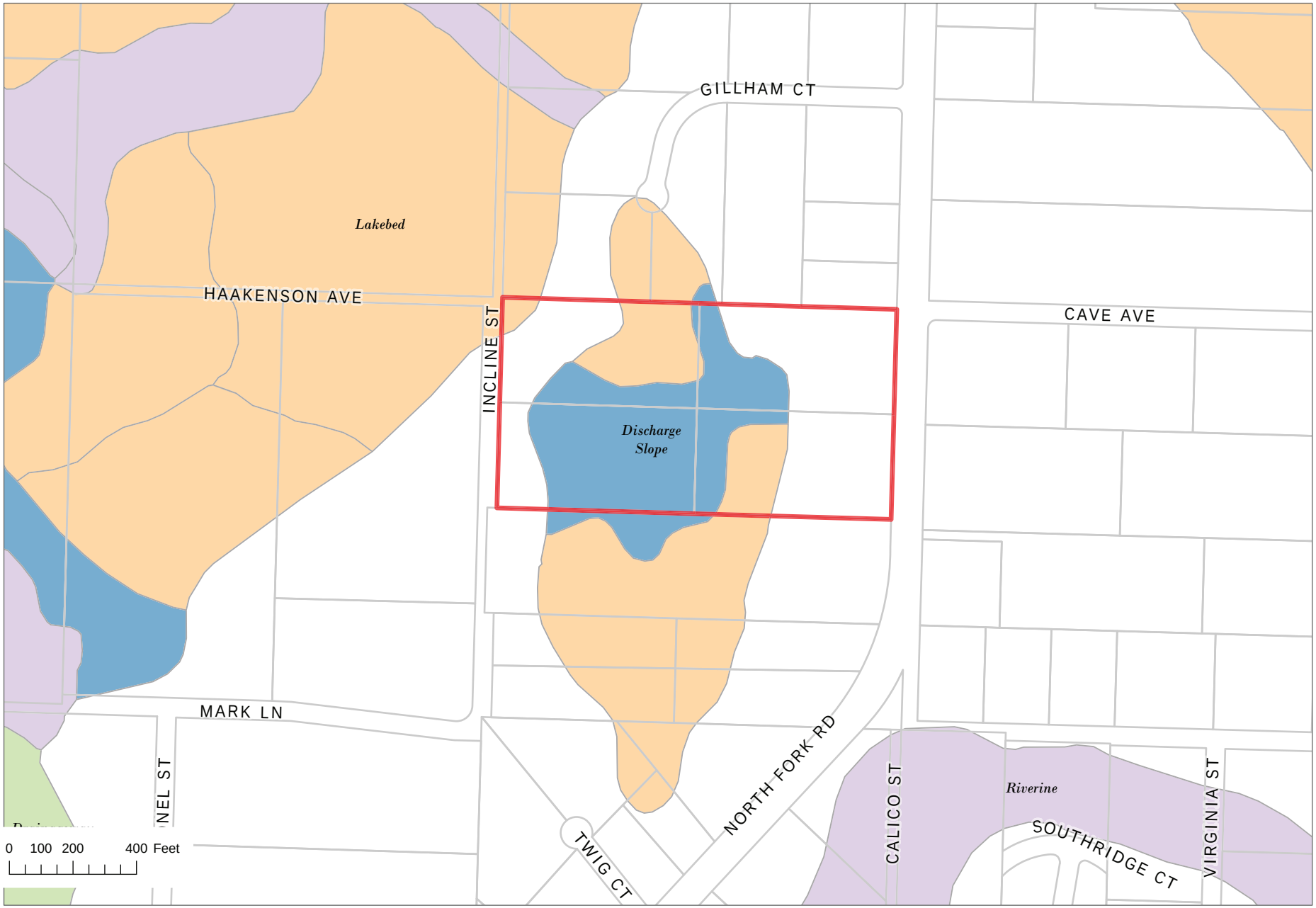
The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.

KENAI PENINSULA BOROUGH
Planning

Wetlands

KPB File 2025-072R1
3/1/2026

N



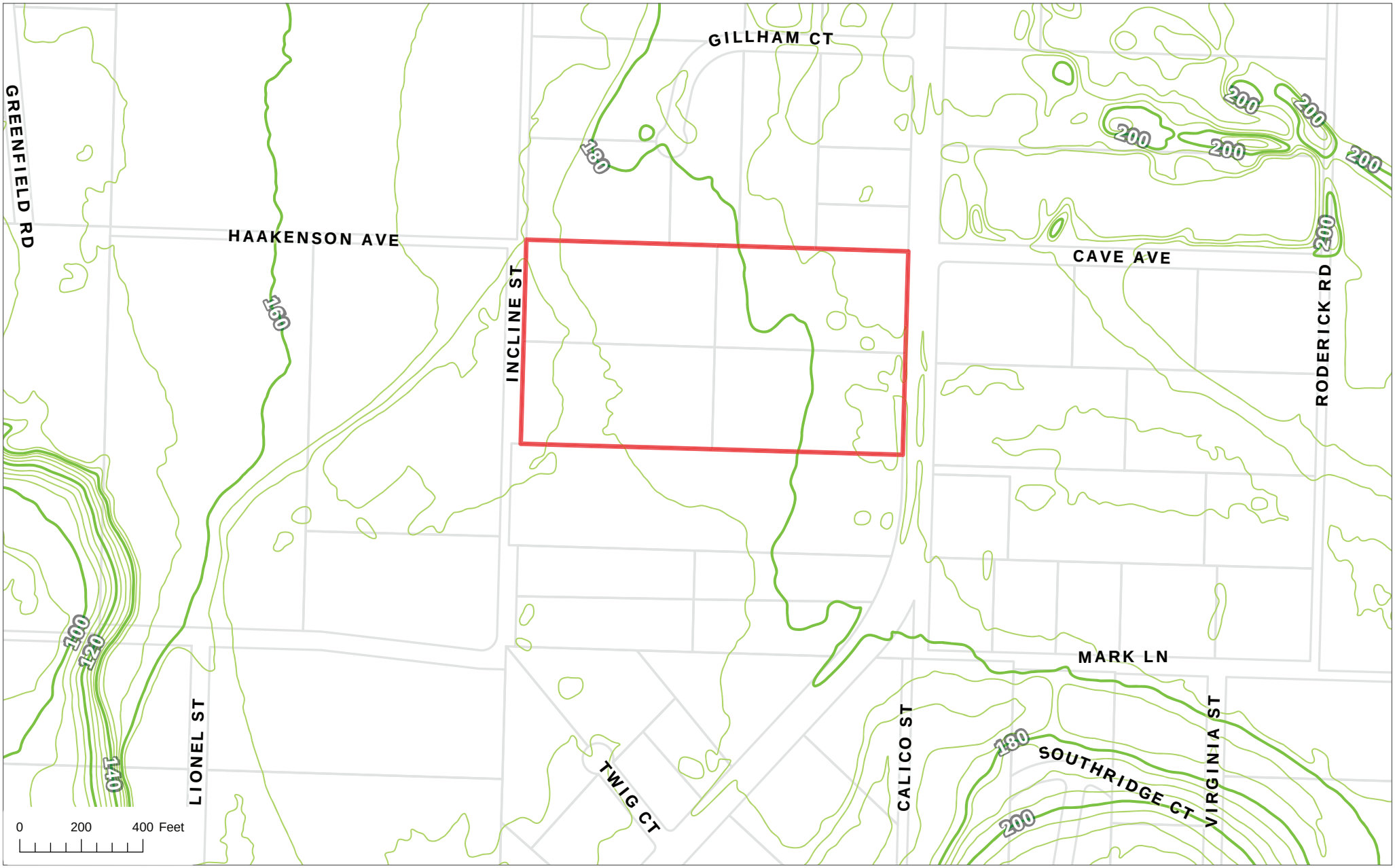
The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.

KENAI PENINSULA BOROUGH

Planning

Aerial with 5-foot Contours

KPB File 2025--072R1
3/1/2026



The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.

NOTES:

1. A BUILDING SETBACK OF 20 FEET IS REQUIRED FROM ALL STREET RIGHTS OF WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.

2. THE FRONT 15 FEET OF THE 20 FOOT BUILDING SETBACK AND THE ENTIRE SETBACK WITHIN 5 FEET OF THE SIDE LOT LINES IS A UTILITY EASEMENT. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN THE UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF THE UTILITY TO USE THE EASEMENT.

3. AN EXCEPTION TO K.P.B. 20.30.170 (BLOCK LENGTH) HAS BEEN GRANTED. MEETING DATE 7/15/2019

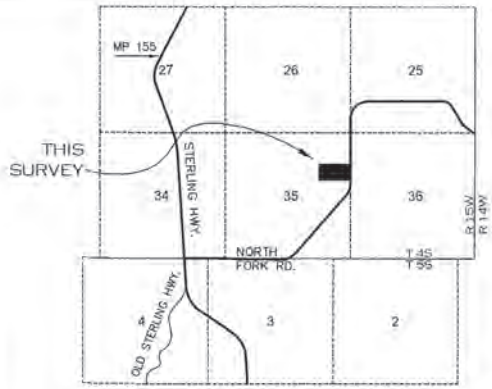
4. NO ACCESS TO STATE MAINTAINED RIGHTS OF WAY PERMITTED UNLESS APPROVED BY THE STATE OF ALASKA DEPARTMENT OF TRANSPORTATION.

5. HEA TRANSMISSION LINE IS THE CENTERLINE OF A 100' WIDE EASEMENT, 50' EITHER SIDE OF CENTERLINE, LOCATION VERIFIED BY INITIAL SURVEY.

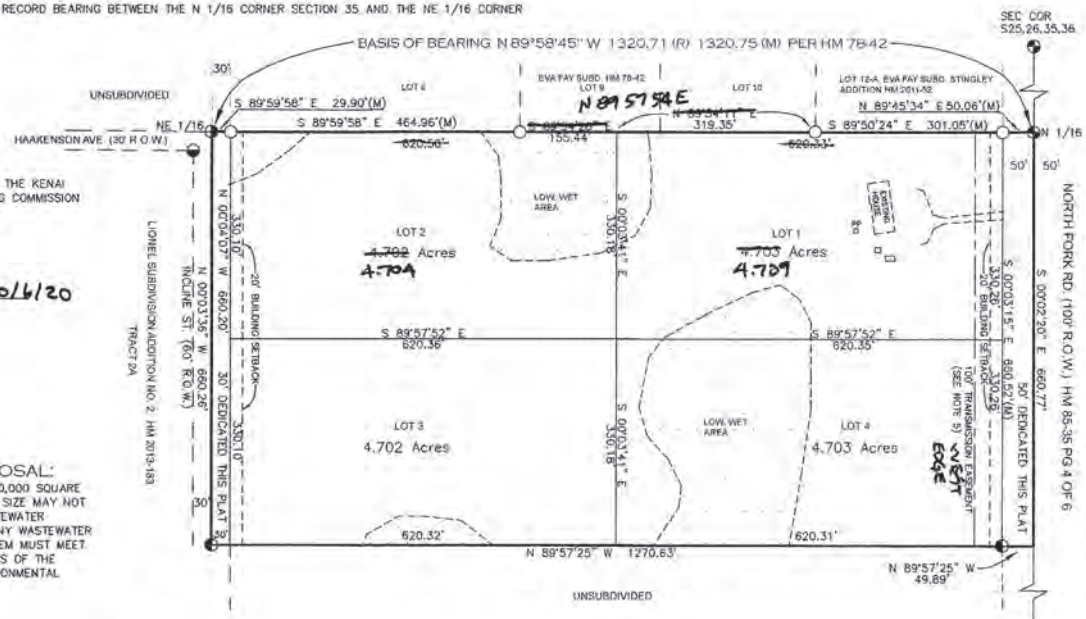
6. ANY PERSON DEVELOPING THE PROPERTY IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS, INCLUDING A U.S. ARMY CORPS OF ENGINEERS WETLAND DELINEATION, IF APPLICABLE.

7. BASIS OF BEARING IS THE RECORD BEARING BETWEEN THE N 1/16 CORNER SECTION 35 AND THE NE 1/16 CORNER SECTION 35, PER HM 78-42.

N
SEC 35
T 4S R 15W
SCALE 1"=200'
0 100 200



VICINITY MAP SCALE 1" = 1 MILE



PLAT APPROVAL:

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING DATED, July 15, 2019

KENAI PENINSULA BOROUGH

BY: Scott Huff 10/6/20

AUTHORIZED OFFICIAL:

WASTEWATER DISPOSAL:

LOTS WHICH ARE AT LEAST 200,000 SQUARE FEET OR NOMINAL 5 ACRES IN SIZE MAY NOT BE SUITABLE FOR ONSITE WASTEWATER TREATMENT AND DISPOSAL. ANY WASTEWATER TREATMENT OR DISPOSAL SYSTEM MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

CERTIFICATE OF ACCEPTANCE:

THE UNDERSIGNED OFFICIAL IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF STATE OF ALASKA DEPARTMENT OF TRANSPORTATION FOR PUBLIC USES AND FOR PUBLIC PURPOSES THE REAL PROPERTY TO BE DEDICATED BY THIS PLAT INCLUDING EASEMENTS, RIGHTS-OF-WAY, ALLEYS, AND OTHER PUBLIC AREAS SHOWN ON THE PLAT IDENTIFIED AS FOLLOWS:

NORTH FORK ROAD

THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSE DOES NOT OBLIGATE THE PUBLIC OR ANY GOVERNING BODY TO CONSTRUCT, OPERATE, OR MAINTAIN IMPROVEMENTS.

BY: Destree Zaring DATE: 1/27/20

for RANDY D. VANDERWOOD P.E. CENTRAL REGION R.O.W. CHIEF

LEGEND:

- FOUND 1 1/2" BRASS CAP MONUMENT "NE 1/16 SEC 35 3686-S 1977"
- FOUND 5/8" REBAR WITH PLASTIC CAP LS 11795 2013
- FOUND 5/8" REBAR WITH 2" ALUMINUM CAP LS 5780 2003
- BRASS CAP MONUMENT AK DOT 4469 S 2008
- FOUND ALUMINUM MONUMENT (DISTURBED, NO CAP)
- FOUND 5/8" REBAR
- SET 5/8" REBAR WITH 2" ALUMINUM CAP LS 10771 2019 AT ALL NEW CORNER LOCATIONS

STATE OF ALASKA
49TH
DMITRI DAVID KIMORELL
LS - 10771
PROFESSIONAL LAND SURVEYOR

CERTIFICATE OF OWNERSHIP:

I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREIN AND THAT I HEREBY ADOPT THIS SUBDIVISION PLAN AND BY MY FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

NIKKI BARINGER
PO BOX 70
ANCHOR POINT, AK 99556

NOTARY'S ACKNOWLEDGEMENT:

FOR: NIKKI BARINGER

ACKNOWLEDGED BEFORE ME THIS 9 DAY OF December 20 19

NOTARY PUBLIC FOR ~~ALASKA~~ IDAHO
MY COMMISSION EXPIRES 05-31-2026

JUAN C HERNANDEZ
NOTARY PUBLIC
STATE OF IDAHO
Comm No. 20191405
Commission Expires 05/31/2026

2020-34
Horner
DIST
10/09/2020
DATE
1:39 pm
TIME

SURVEYORS CERTIFICATE:

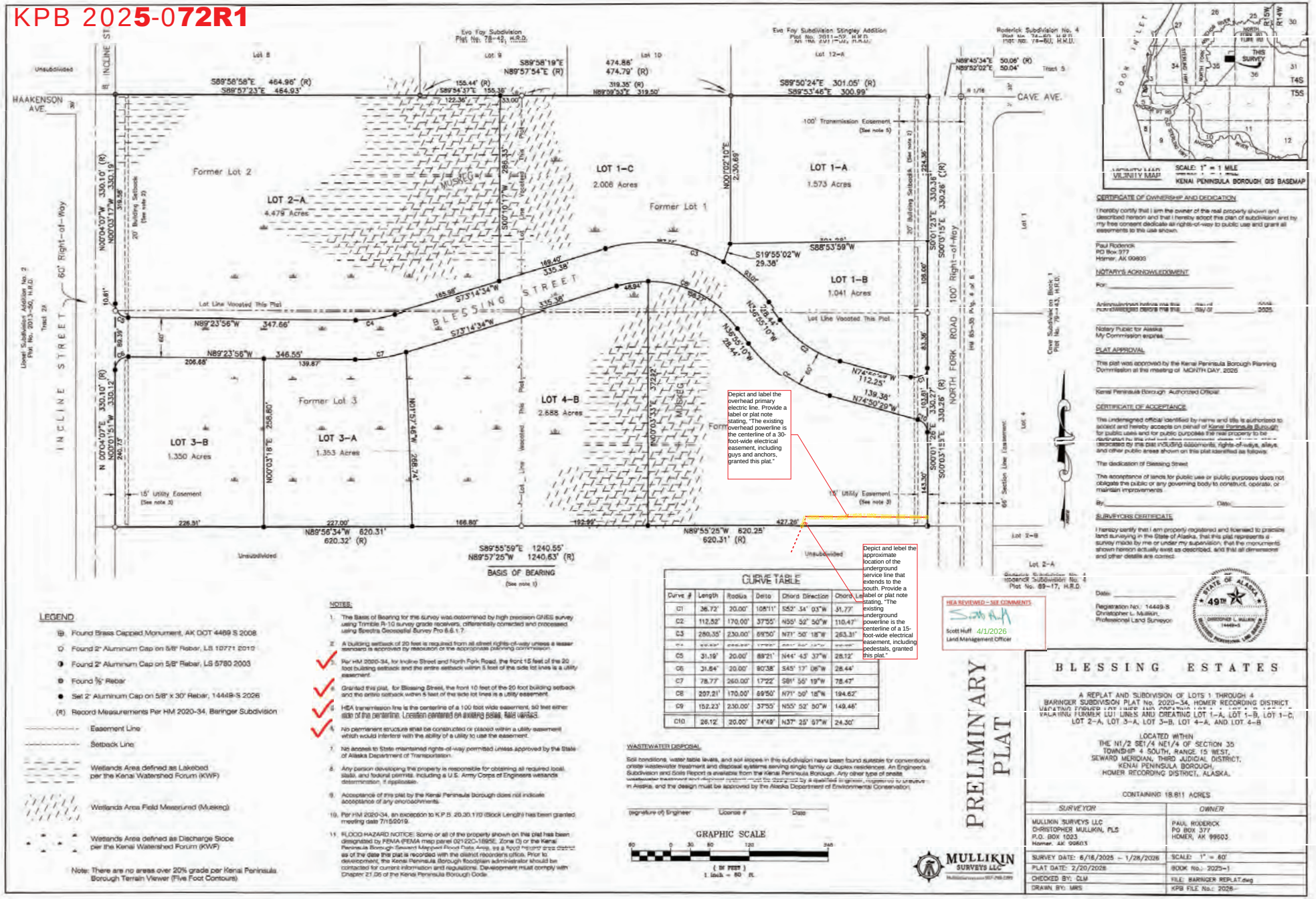
I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, AND THAT THE PLAT REPRESENTS A SURVEY MADE BY ME, AND THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

BARINGER SUBDIVISION,
K.P.B. FILE # 2019-071
A SUBDIVISION OF THE N 1/2 SE 1/4 NE 1/4, SECTION 35, TOWNSHIP 4 SOUTH, RANGE 15 WEST, SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, ALASKA. HOMER RECORDING DISTRICT. containing 20.027 acres.
OWNER: NIKKI BARINGER
P.O. BOX 70 ANCHOR POINT, AK. 99556

FINELINE SURVEYS
P.O. Box 774
ANCHOR POINT, ALASKA 99556
DMITRI D. KIMORELL, RLS (907) 360 6382

SCALE: 1"=200' DATE: 11/1/2019

KPB 2025-072R1



DESK PACKET

(MATERIALS SUBMITTED AFTER 4/6/26)

7. Blessing Estates; KPB File 2025-072R1
Mullikin Surveys / Roderick
Location: North Fork Road & Incline Street
Anchor Point Area

4/4/26

Dear Members of the Planning Commission,

We would like to bring some key points to your attention regarding the proposed plat. (Referencing KPB file # 2025-072R1)

The first point we will discuss is the requirements of the subdivision Ordinance, specifically point number 4, subpart (a) which is in relation to the intended land use of the proposed subdivision/replat. We feel that the landowner, Paul Roderick is proceeding with non-indicated land uses at this given time which do not fit into the parameters of a subdivision development:

- A large excavation was undertaken into the water table of PEM1E NOAA designated wetlands (please refer to the National Wetlands Inventory database) where peat was extracted and removed and proceeded to be trucked off the property.
- This excavation site has vertical sides and is below the water table has not been filled back in, creating a hazard for humans, pets, and wildlife as it stands.
- See recent photos taken of excavation site attached below.
- The plat is within two federally designated wetlands. See: National Wetlands Inventory
- The site is being cleared and the road established prior to approval of the plat which indicates development as a Materials Use Site.

The site's preparation style is consistent with what is typically seen in a materials removal site rather than development as a subdivision.

- The landowner has used a similar approach to evade the 5 acre+ requirement for a Conditional Land Use Permit for a Materials Removal Site (i.e. 32889 Cottonwood Lane, Anchor Point, AK) where all lots are 5 acres or less and are classified as Private Industrial or Vacant.

In summary, is the intention of the landowner in fact to develop lots for homeowners to build houses in the muskeg or is this an attempt to avoid the Materials Site permitting process?

Respectfully,

The Landowners of Adjacent Properties to the North of the proposed subdivision

E7-22

From: Benay Eagan
To: Planning Dept,
Subject: <EXTERNAL-SENDER>Comment Regarding Subdivision/Replat Notice File#: 2025-072R1
Date: Friday, April 10, 2026 1:01:38 PM

CAUTION: This email originated from outside of the KPB system. Please use caution when responding or providing information. Do not click on links or open attachments unless you recognize the sender, know the content is safe and were expecting the communication.

Please see attached, a picture of a large pile of gravel in the background that was obtained from this subdivison owned by Paul Roderick and is apparently being staged to be trucked off of the property. This picture was taken from North Fork Road. There are multiple dirty tire tracks observed from gravel trucks leaving this property and most of them appear to be turning to the right, towards Anchor Point. Multiple fully loaded gravel trucks have been seen hauling gravel and peat from this location without a permit. They are hauling loads of materials day and night and causing a disruption to my life due to the noise, vibrations and unsightly view they are creating. Please look into this issue.

Sincerely,

A Concerned Kenai Peninsula Borough Resident

KENAI PENINSULA Borough

Planning Department

144 North Binkley Street, Soldotna, AK 99669 | (P) 907-714-2200 | (F) 907-714-2378 | www.kpb.us

KENAI PENINSULA BOROUGH PLANNING COMMISSION
NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 3/4/2026 proposing to subdivide or replat property. You are being sent this notice because you are within 300 feet of the proposed subdivision, or a beneficial interest holder, and are invited to comment. *If you are an owner adjacent to a half right-of-way being dedicated, please be aware that you may be required to match the dedication if your property is subdivided in the future.*

Proposed plat under consideration is described as follows:

Request / Affected Property: This subdivision will subdivide four lots into eight lots and dedicate Blessing Street.

KPB File No. 2025-072R1

Petitioner(s) / Land Owner(s): Paul Roderick of Anchor Point, AK

The location of the proposed plat is provided on the attached map. A preliminary plat showing the proposed subdivision may be viewed at the Planning Department. Subdivision reviews are conducted in accordance with KPB Subdivision Ordinance. A copy of the Ordinance is available from the Planning Department. ***Comments should be guided by the requirements of that Ordinance***.

Public hearing will be held by the Kenai Peninsula Borough Plat Committee or Planning Commission on **Monday, April 13, 2026**, commencing at **6:30 pm**, or as soon thereafter as business permits. The meeting is being held in person at the Betty J. Glick Assembly Chambers of the Kenai Peninsula Borough George A. Navarre Administration Building, 144 N. Binkley Street, Soldotna, Alaska. This meeting will also be held via Zoom, or other audio or video conferencing means whenever technically feasible.

To attend the meeting using Zoom from a computer visit **https://us06web.zoom.us/j/9077142200**. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the meeting may be found at https://www.kpb.us/local-governance-and-permitting/leadership-governance/planning-commission/planning-public-notices.

Anyone wishing to testify may attend the meeting in person or through Zoom. Written testimony may be submitted by email to planning@kpb.us, or mailed to the attention of Beverly Carpenter, Kenai Peninsula Borough Planning Department, 144 N. Binkley Street, Soldotna, Alaska 99669. [Written comments may also be sent by Fax to 907-714-2378]. All written comments or documents must be submitted by **1:00 PM, Friday, April 10, 2026.** The deadline to submit written comments or documents does not impact the ability to provide verbal testimony at the public hearing.

Additional information such as staff reports and comments are available online. This information is available the Monday prior to the meeting and found at https://kpb.legistar.com/Calendar.aspx. Use the search options to find the correct timeframe and committee.

For additional information contact Sandee Simons (ssimons@kpb.us) or Beverly Carpenter (BCarpenter@kpb.us), Planning Department, 714-2200 (1-800-478-4441 toll free within Kenai Peninsula Borough).

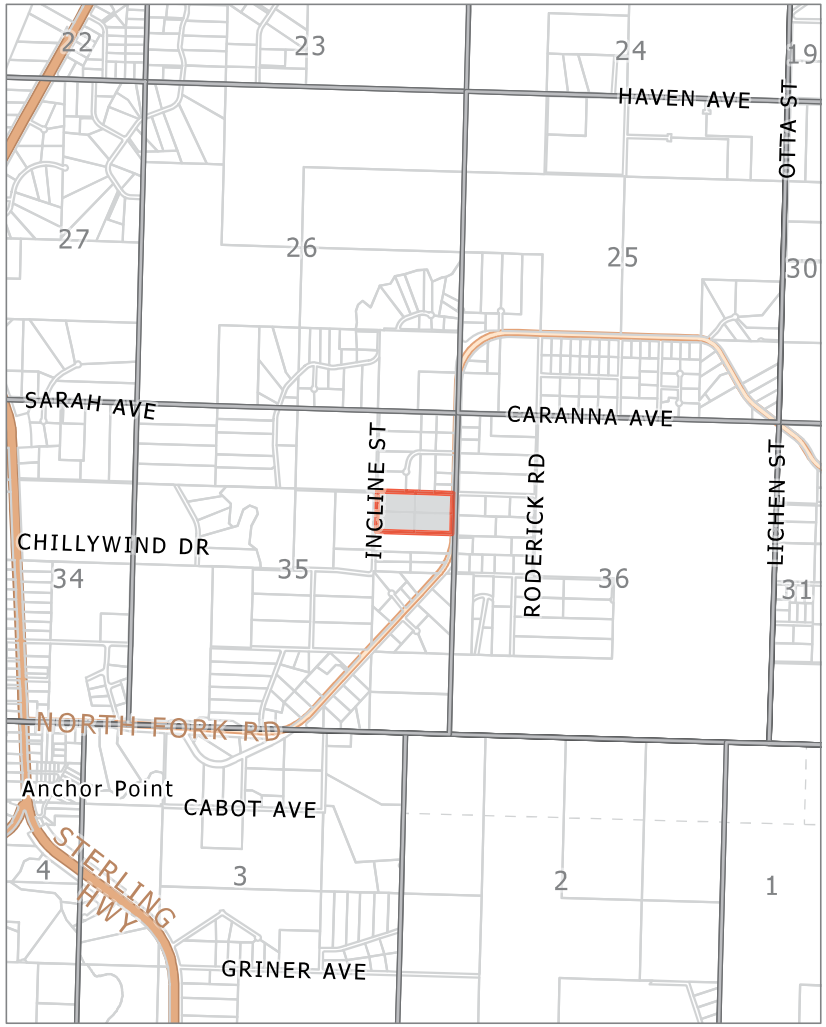
Mailed 3/23/2026

KENAI PENINSULA BOROUGH

Planning

Vicinity Map

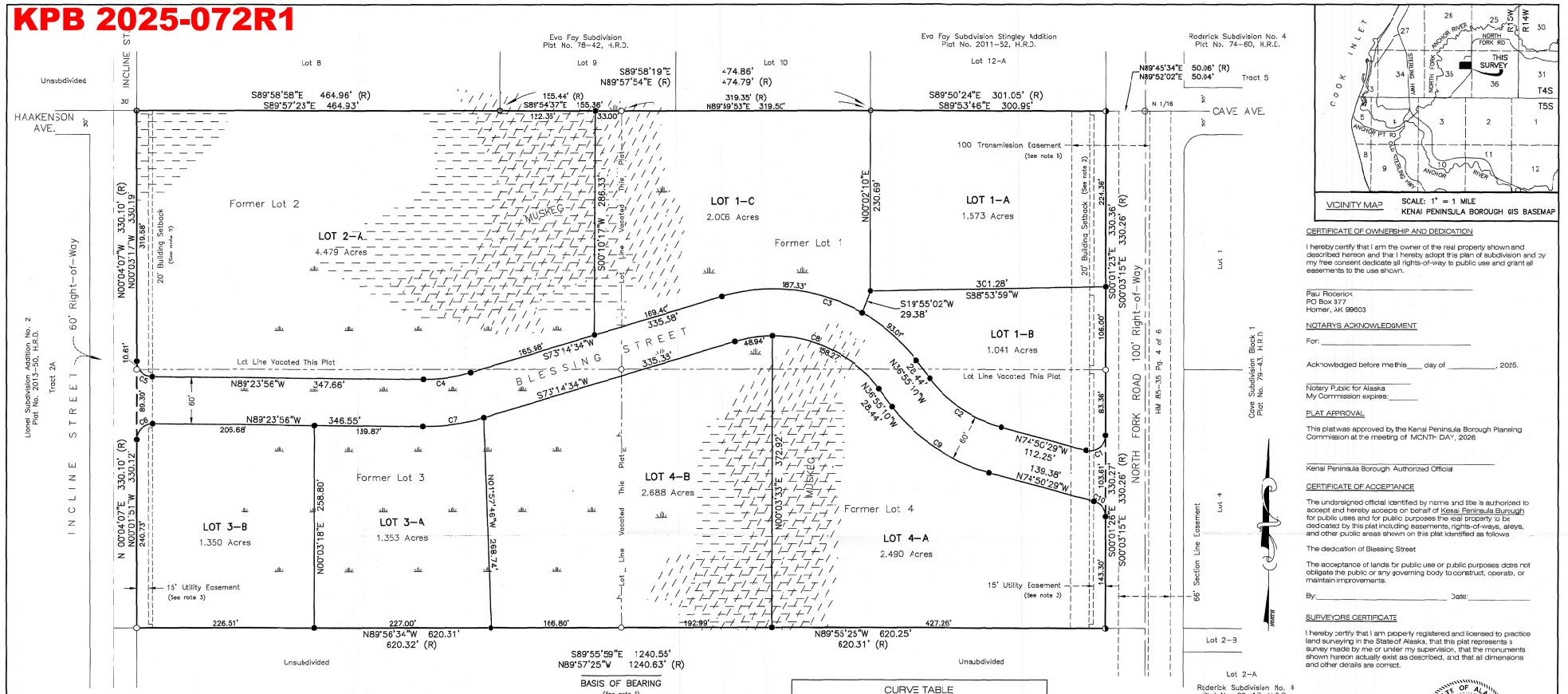
3/1/2026



KPB File 2025-072R1
T04S R15W SEC35
Anchor Point

The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.

KPB 2025-072R1



VICINITY MAP SCALE: 1" = 1 MILE
KENAI PENINSULA BOROUGH GIS BASEMAP

LEGEND

- ⊕ Found Brass Capped Monument, AK DOT 4469 S 2008
- O Found 2" Aluminum Cap on 5/8" Rebar, LS 10771 2019
- ◑ Found 2" Aluminum Cap on 5/8" Rebar, LS 5780 2003
- ⊚ Found ½" Rebar
- ● Set 2" Aluminum Cap on 5/8" x 30" Rebar, 14449-S 2026
- (R) Record Measurements Per HM 2020-34, Beringer Subdivision
- Easement Line
- Setback Line
- Wetlands Area defined as Lakebed per the Kenai Watershed Forum (KWF)
- Wetlands Area Field Measured (Muskeg)
- Wetlands Area defined as Discharge Slope per the Kenai Watershed Forum (KWF)

Note: There are no areas over 20% grade per Kenai Peninsula Borough Terrain Viewer (Five Foot Contours)

NOTES:

1. The Basis of Bearing for this survey was determined by high precision GNSS survey using Trimble R-10 survey grade receivers, differentially corrected and processed using Spectra Geospatial Survey Pro 8.8.1.*.
2. A building setback of 20 feet is required from all street rights-of-way unless a lesser standard is approved by resolution of the appropriate planning commission.
3. Per HM 2020-34, for Incline Street and North Fork Road, the front 15 feet of the 20 foot building setback and the entire setback within 5 feet of the side lot lines is a utility easement.
4. Granted this plat, for Blessing Street, the front 10 feet of the 20 foot building setback and the entire setback within 5 feet of the side lot lines is a utility easement.
5. HEA transmission line is the centerline of a 100 foot wide easement, 50 feet either side of the centerline. Location centered on existing poles, field verified.
6. No permanent structure shall be constructed or placed within a utility easement which would interfere with the ability of a utility to use the easement.
7. No access to State maintained rights-of-way permitted unless approved by the State of Alaska Department of Transportation.
8. Any person developing this property is responsible for obtaining all required local, state, and federal permits including a U.S. Army Corps of Engineers wetlands determination, if applicable.
9. Acceptance of this plat by the Kenai Peninsula Borough does not indicate acceptance of any encroachments.
10. Per HM 2020-34, an exception to K.P.E. 20.30.170 (Block Length) has been granted, meeting date 7/15/2019.
11. FLOOD HAZARD NOTICE Some or all of the property shown on this plat has been designated by FEMA (FEMA map panel 02122C-1895E, Zone D) or the Kenai Peninsula Borough Seward Mapped Flood Data Area, as a flood hazard area district as of the date this plat is recorded with the district recorder's office. Prior to development, the Kenai Peninsula Borough floodplain administrator should be contacted for current information and regulations. Development must comply with Chapter 21.06 of the Kenai Peninsula Borough Code.

CURVE TABLE

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	36.72'	20.00'	105°11"	S52° 34' 03"W	31.77'
C2	112.52'	170.00'	37°55"	N55° 52' 50"W	110.47'
C3	280.35'	230.00'	69°50'	N71° 50' 18"W	263.31'
C4	60.59'	200.00'	17°22'	S81° 55' 19"W	60.36'
C5	3.19'	20.00'	89°21'	N44° 43' 37"W	28.12'
C6	3.64'	20.00'	90°38'	S45° 17' 06"W	28.44'
C7	78.77'	260.00'	17°22'	S81° 55' 19"W	78.47'
C8	207.21'	170.00'	69°50'	N71° 50' 18"W	194.62'
C9	152.22'	230.00'	37°55'	N55° 52' 50"W	149.46'
C10	26.12'	20.00'	74°49'	N37° 25' 57"W	24.30'

WASTEWATER DISPOSAL

Soil conditions, water table levels and soil slopes in this subdivision have been found suitable for conventional onsite wastewater treatment and disposal systems serving single family or duplex residences. An Engineer's Subdivision and Soils Reports available from the Kenai Peninsula Borough. Any other type of onsite wastewater treatment and disposal system must be designed by a qualified engineer, registered to practice in Alaska, and the design must be approved by the Alaska Department of Environmental Conservation.

(signature of) Engineer _____ License # _____ Date _____

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

PRELIMINARY PLAT

MULLIKIN SURVEYS LLC
MullikinSurveys.com 907-259-2283

CERTIFICATE OF OWNERSHIP AND DEDICATION

I hereby certify that I am the owner of the real property shown and described hereon and that I hereby adopt this plan of subdivision and by my free consent dedicate all rights-of-way to public use and grant all easements to the use shown.

Paul Roderick
PO Box 377
Homer, AK 99603

NOTARYS ACKNOWLEDGMENT

For: _____

Acknowledged before me this ___ day of _____, 2025.

Notary Public for Alaska
My Commission expires: _____

PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of MONTH DAY, 2026

Kenai Peninsula Borough Authorized Official

CERTIFICATE OF ACCEPTANCE

The undersigned official identified by name and title is authorized to accept and hereby accepts on behalf of Kenai Peninsula Borough for public uses and for public purposes the real property to be dedicated by this plat including easements, rights-of-ways, alleys, and other public areas shown on this plat identified as follows

The dedication of Blessing Street

The acceptance of lands for public use or public purposes does not obligate the public or any governing body to construct, operate, or maintain improvements.

By: _____ Date: _____

SURVEYORS CERTIFICATE

I hereby certify that I am properly registered and licensed to practice land surveying in the State of Alaska, that this plat represents a survey made by me or under my supervision, that the monuments shown hereon actually exist as described, and that all dimensions and other details are correct.

Date: _____

Registration No.: 14449-S
Christopher L. Mullikin
Professional Land Surveyor

STATE OF ALASKA 49TH CHRISTOPHER L. MULLIKIN 14449-S REGISTERED PROFESSIONAL LAND SURVEYOR

BLESSING ESTATES

A REPLAT AND SUBDIVISION OF LOTS 1 THROUGH 4 BARINGER SUBDIVISION PLAT No. 2020-34, HOMER RECORDING DISTRICT VACATING FORMER LOT LINES AND CREATING LOT 1-A, LOT 1-B, LOT 1-C, LOT 2-A, LOT 3-A, LOT 3-B, LOT 4-A, AND LOT 4-B

LOCATED WITHIN
THE N 1/2 SE 1/4 NE 1/4 OF SECTION 35
TOWNSHIP 4 SOUTH, RANGE 15 WEST,
SEWARD MERIDIAN, THIRD JUDICIAL DISTRICT,
KENAI PENINSULA BOROUGH,
HOMER RECORDING DISTRICT, ALASKA.

CONTAINING 13.811 ACRES

SURVEYOR	OWNER
MULLIKIN SURVEYS LLC CHRISTOPHER MULLIKIN, PLS P.O. BOX 1023 Homer, AK 99603	PAUL RODERICK PO BOX 377 HOMER, AK 99603
SURVEY DATE: 6/16/2025 - 1/28/2026	SCALE: 1" = 50'
PLAT DATE: 2/20/2026	BOOK No.: 2025-1
CHECKED BY: CLM	FILE: BARINGER REPLAT.dwg
DRAWN BY: MRS	KPB FILE No.: 2025-

E. NEW BUSINESS

8. Pioneer Vistas Unit No. 6 Young Subdivision; KPB File 2025-135
Mullikin Surveys / Young, Martin-Young
Location: Herndon Drive & Svedlund Street
City of Homer

AGENDA ITEM E. NEW BUSINESS

ITEM #9 - PRELIMINARY PLAT
PIONEER VISTAS UNIT NO 6 YOUNG SUBDIVISION

KPB File No.	2025-135
Plat Committee Meeting:	April 13, 2026
Applicant / Owner:	Thomas M. Young and Sonja Martin Young AKA Sonja M. Martin-Young of Homer, Alaska
Surveyor:	Christopher Mullikin; Mullikin Surveys, LLC
General Location:	Herndon Drive and Svedlund Street, City of Homer
Parent Parcel No.:	177-191-18 & 177-070-17
Legal Description:	177-070-17: T 6S R 13W SEC 20 Seward Meridian HM 0820060 PIONEER VISTAS SUB UNIT NO 6 TRACT 4 177-191-18: T 6S R 13W SEC 20 Seward Meridian HM PTN NW1/4 NW1/4 BEGINNING @NE CORNER OF LT 1 TR A NILS O SVEDLUND SUB OR 456.1 FT N OF NW1/16 CORNER SEC 20; TH N0 DEG 3'W 15 FT; TH N89 DEG 57'30"W 180 FT; TH S0 DEG 3'E 62.5 FT; TH N75 DEG 15'E 186.2 FT TO POB

STAFF REPORT

Upon further review of the right-of-way information, staff has determined that additional right-of-way dedication is required. Review of the plat and proposed dedication must be completed by the City of Homer prior to consideration by the Kenai Peninsula Borough Planning Commission.

Staff has postponed this item until the City's review is complete. Members of the public may still provide comment; however, no action will be taken at this time.

END OF STAFF REPORT

KENAI PENINSULA Borough

Planning Department

144 North Binkley Street, Soldotna, AK 99669 | (P) 907-714-2200 | (F) 907-714-2378 | www.kpb.us

KENAI PENINSULA BOROUGH PLANNING COMMISSION
NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 3/13/2026 proposing to subdivide or replat property. You are being sent this notice because you are within 300 feet of the proposed subdivision, or a beneficial interest holder, and are invited to comment. *If you are an owner adjacent to a half right-of-way being dedicated, please be aware that you may be required to match the dedication if your property is subdivided in the future.*

Proposed plat under consideration is described as follows:

Request / Affected Property: This subdivision will combine two lots into one lot.

KPB File No. 2025-135

Petitioner(s) / Land Owner(s): Thomas M. Young & Sonja M. Martin-Young of Homer, AK

The location of the proposed plat is provided on the attached map. A preliminary plat showing the proposed subdivision may be viewed at the Planning Department. Subdivision reviews are conducted in accordance with KPB Subdivision Ordinance. A copy of the Ordinance is available from the Planning Department. ***Comments should be guided by the requirements of that Ordinance***.

Public hearing will be held by the Kenai Peninsula Borough Plat Committee or Planning Commission on **Monday, April 13, 2026**, commencing at **6:30 pm**, or as soon thereafter as business permits. The meeting is being held in person at the Betty J. Glick Assembly Chambers of the Kenai Peninsula Borough George A. Navarre Administration Building, 144 N. Binkley Street, Soldotna, Alaska. This meeting will also be held via Zoom, or other audio or video conferencing means whenever technically feasible.

To attend the meeting using Zoom from a computer visit **https://us06web.zoom.us/j/9077142200**. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the meeting may be found at https://www.kpb.us/local-governance-and-permitting/leadership-governance/planning-commission/planning-public-notices.

Anyone wishing to testify may attend the meeting in person or through Zoom. Written testimony may be submitted by email to planning@kpb.us, or mailed to the attention of Beverly Carpenter, Kenai Peninsula Borough Planning Department, 144 N. Binkley Street, Soldotna, Alaska 99669. [Written comments may also be sent by Fax to 907-714-2378]. All written comments or documents must be submitted by **1:00 PM, Friday, April 10, 2026.** The deadline to submit written comments or documents does not impact the ability to provide verbal testimony at the public hearing.

Additional information such as staff reports and comments are available online. This information is available the Monday prior to the meeting and found at https://kpb.legistar.com/Calendar.aspx. Use the search options to find the correct timeframe and committee.

For additional information contact Sandee Simons (ssimons@kpb.us) or Beverly Carpenter (BCarpenter@kpb.us), Planning Department, 714-2200 (1-800-478-4441 toll free within Kenai Peninsula Borough).

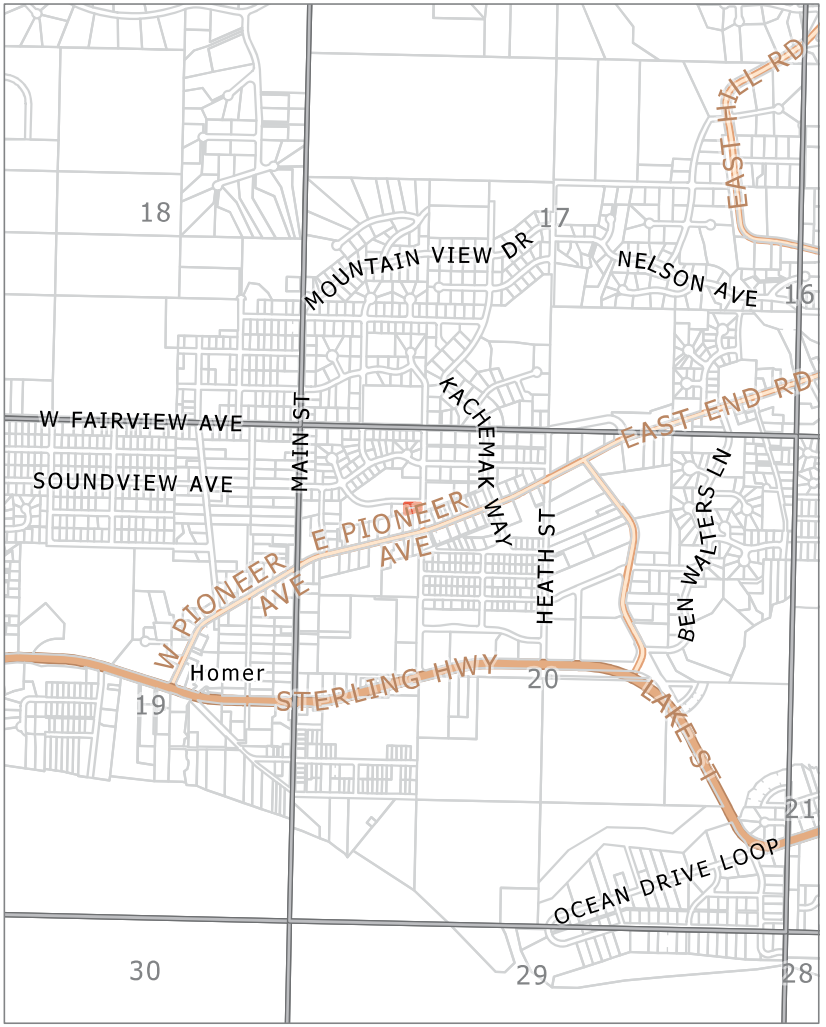
Mailed 3/23/2026

KENAI PENINSULA BOROUGH

Planning

Vicinity Map

2/18/2026

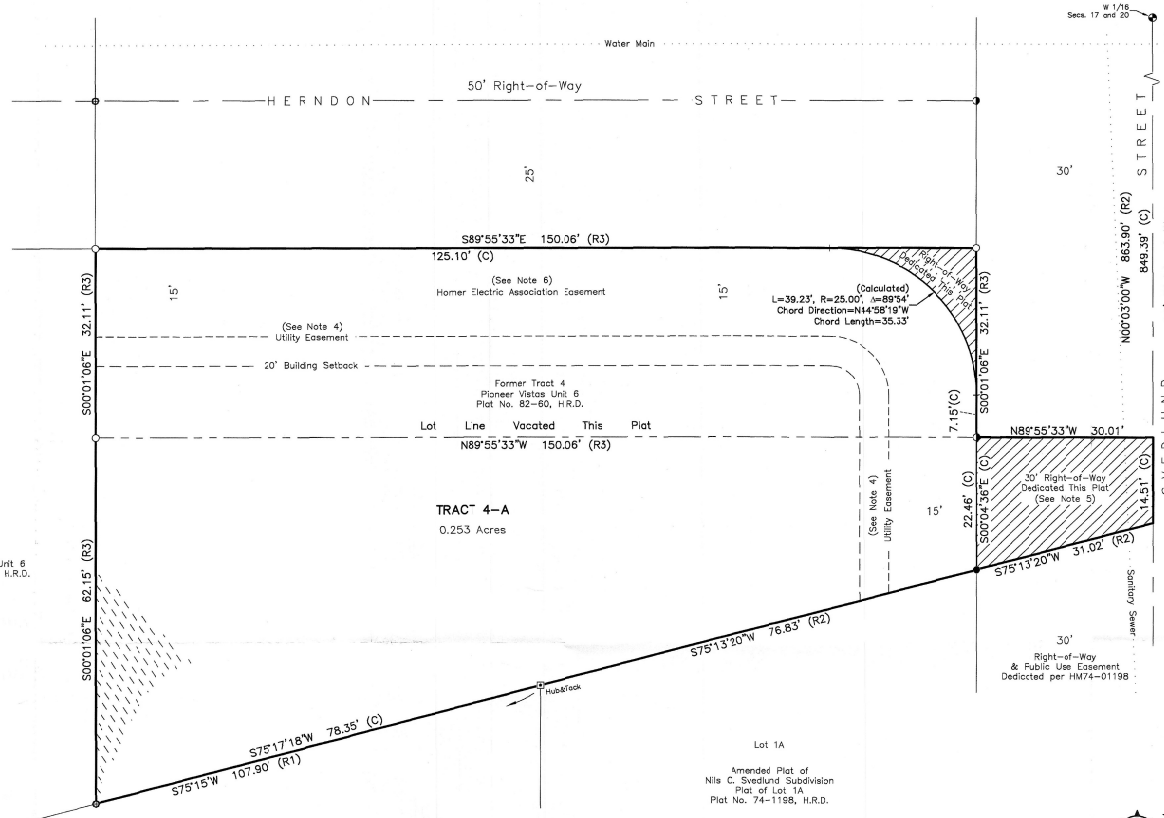


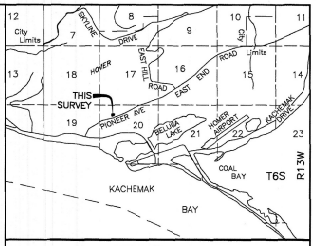
KPB File 2025-135
T 06S R 13W S20
Homer

The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.

NOTES:

1. The purpose of this plat is to create Tract 4-A by vacating the southerly lot line of Tract 4, Pioneer Vistas Unit 6, HM 82-60.
2. No filed survey was conducted as provided in KPB Code 20.60.200(A). All dimensions shown are record per Amended Plat of Nils O. Svedlund Subdivision, HM 251-A, Amended Plat of Nils O. Svedlund Subdivision Plat of Lot 1A, HM 74-01198, and Pioneer Vistas Unit 6, HM 82-60.
3. The Basis of Bearing for this survey was determined by high precision GNSS survey using Trimble R-10 survey grade receivers, differentially corrected and processed using Spectra Geospatial Survey Pro 6.8.1.7.
4. A building setback of 20 feet is required from all street rights-of-way unless a lesser standard is approved by resolution of the appropriate planning commission. The front 15 feet of the the 20 feet building setback is a utility easement.
5. A 30 feet right-of-way and public use easement, including the right to construct, operate, and maintain public improvements and utilities of all kind within said right-of-way was granted to the City of Homer as outlined in Book 99 Page 472, Homer Recording District.
6. This subdivision is subject to a 15 feet easement for underground distribution lines, with right to construct, reconstruct, repair, operate, and maintain, over, under, along or across; granted to Homer Electric Association,Inc. as outlined in Book 143, Page 550, Homer Recording District.
7. No permanent structure shall be constructed or placed within a utility easement which would interfere with the ability of a utility to use the easement.
8. Wastewater Disposal: Wastewater treatment and disposal systems must meet the regulatory requirements of the Alaska Department of Environmental Conservation.
9. Any person developing the property is responsible for obtaining all required local, state, and federal permits, including a U.S. Army Corps of Engineers wetlands determination, if applicable.
10. All lots within this subdivision are subject to the City of Homer zoning regulations. Refer to the Homer City Code for all current setback and site development restrictions. Owners should check with the City of Homer Planning Department Prior to development activities.
11. Acceptance of this plat by the Kenai Peninsula Borough does not indicate acceptance of any encroachments.





VICINITY MAP SCALE: 1" = 1 MILE
KENAI PENINSULA BOROUGH GIS BASEMAP

SURVEYORS CERTIFICATE

I hereby certify that I am properly registered and licensed to practice land surveying in the State of Alaska, that this plat represents a survey made by me or under my supervision, that the monuments shown hereon actually exist as described, and that all dimensions and other details are correct.

Date: _____

Registration No.: 14449-S
Christopher L. Mullikin,
Professional Land Surveyor

STATE OF ALASKA 49TH CHRISTOPHER L. MULLIKIN 14449-S REGISTERED PROFESSIONAL LAND SURVEYOR

CERTIFICATE OF OWNERSHIP AND DEDICATION

We hereby certify that we are the owners of the real property shown and described hereon and that we hereby adopt this plan of subdivision and by our free consent dedicate all rights-of-way to public use and grant all easements to the use shown.

Thomas M. Young
P.O. Box 537
Homer, AK 99603

Sonja M. Martin-Young
P.O. Box 537
Homer, AK 99603

NOTARY'S ACKNOWLEDGMENT

For: _____

Acknowledged before me this___ day of _____, 2025.

_____
Notary Public for Alaska
My Commission expires:_____

For: _____

Acknowledged before me this___ day of _____, 2025.

_____
Notary Public for Alaska
My Commission expires:_____

PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of June ##, 2025

_____
Kenai Peninsula Borough Authorized Official

LEGEND

- Record Brass Capped Iron Pipe, 268-S
- O Found 1 ½" Aluminum Cap on 5/8" Rebar, 4374-S 1982
- ◑ Found Iron Pipe
- ⊕ Found 5/8" Rebar
- ● Set 2" Aluminum Cap on 5/8" x 30" Rebar, 14449-S 2025
- (R1) Record Measurements Per HM 251-A, Amended Plat of Nils O. Svedlund Subdivision
- (R2) Record Measurements Per HM 74-1198, Amended Plat of Nils O. Svedlund Subdivision Plat of Lot 1A
- (R3) Record Measurements Per HM 82-60, Pioneer Vistas Unit 6
- Lot Line Vacated This Plat
- Easement Line
- Building Setback Line
- Areas over 20% grade per Kenai Peninsula Borough Terrain Viewer (Five Foot Contours)

Note: The survey does not contain Wetlands per the Kenai Watershed Forum (KWF)

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

MULLIKIN SURVEYS LLC
MullikinSurveys.com 907-299-2289

PIONEER VISTAS UNIT 6-YOUNG SUBDIVISION

A SUBDIVISION/REPLAT OF TRACT 4, PIONEER VISTAS UNIT 6, PLAT No. 82-60; AND
THAT PORTION OF THE NW1/4 NW1/4 BEGINNING AT THE NORTHEAST CORNER OF LOT 1, TRACT A, AS SHOWN ON THE AMENDED PLAT OF NILS O. SVEDLUND SUBDIVISION; SAID POINT OF BEGINNING BEING 456.1 FEET NORTH OF THE NORTH-WEST 1/16 SECTION CORNER OF SECTION 20; THENCE N00°03'W, 13 FEET ALONG THE CENTERLNE OF THE NW1/4 OF SECTION 20; THENCE N89°57'30"W, 180 FEET; THENCE S0°03'E, 62.5 FEET; THENCE N75°15'E, 186.2 FEET TO THE POINT OF BEGINNING, SECTION 20, T. 6 S, R. 13 W., HOMER RECORDING DISTRICT

LOCATED WITHIN
THE NW1/4 NW1/4 OF SECTION 20
TOWNSHIP 6 SOUTH, RANGE 13 WEST,
SEWARD MERIDIAN, THIRD JUDICIAL DISTRICT,
KENAI PENINSULA BOROUGH,
HOMER RECORDING DISTRICT, ALASKA.

CONTAINING 0.269 ACRES

SURVEYOR	OWNER
MULLIKN SURVEYS LLC CHRISTOPHER MULLIKIN PLS P.O. BOX 1023 Homer, AK 99603	THOMAS M. YOUNG SONJA M. MARTIN-YOUNG P.O. BOX 537 HOMER, AK 99603
SURVEY DATE: NA	SCALE: 1" = 10'
PLAT DATE: 2/27/2025	BOOK No.: NA
CHECKED BY: CLM	FILE: 3927.dwg
DRAWN BY: MRS	KPB FILE No.: 2025-###

KPB 2025-135